

नीलम देवी

INSTRUMENT RELATING TO DEPOSIT OF TITLE DEEDS

THIS INSTRUMENT made at Navsari on this 28th JULY, 2023 by I, **NILAMDEVI RAJIVKUMAR VARMA** aged about 32 years Indian Inhabitants Residing at 844/0, RAM NAGAR-2 VIJALPORE, NAVSARI - 396 450 hereinafter referred to "Mortgagor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns)

IN FAVOUR OF **BANK OF BARODA**, having its Head office situated at Mandvi, Baroda and heaving branches amongst other places one of them at **VIJALPORE BRANCH, NAVSARI** 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 credit facilities both fund based/Non T fund based as per the table below mentioned to us **NILAMDEVI RAJIVKUMAR VARMA & RAJIVKUMAR RAMBAHADUR VARMA**.

Nature of facility	Total
Baroda Home Loan	13,55,000/-
Total	13,55,000/-

And in consideration of Bank granting/having agreed to grant the above credit facilities to the above borrower. I, 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 relate to the immovable properties, more particularly described in the second schedule hereunder written,

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28-7-23

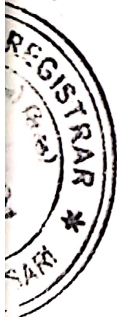


belonging to and owned by us As agreed, I **NILAMDEVI RAJIVKUMAR VARMA**(through its called on Bank of Baroda's **VIJALPORE BRANCH**, Gujarat acting for the Bank, on the 28-07-2023 and deposited the documents of title, evidences, deeds and writings more particularly described in the - First schedule hereunder written relating to the immovable properties more particularly described in the second Schedule hereunder written and belonging to us, with him with an intent to create mortgage over the said immovable property/ies within the meaning of section 58(1) of the transfer of property Act,1882,in favour of The Bank, for due repayment of the monies under the said credit facilities with aggregate limits/Amount of **Rs. 13,55,000/- (RUPEES THIRTEEN LACS FIFTY FIVE THOUSAND ONLY)** granted /agreed to be granted to the said Borrower by the Bank, together with interest, costs, charges and other monies thereon; AND

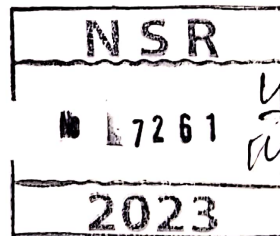
I **NILAMDEVI RAJIVKUMAR VARMA**confirm that the documents of title, evidences, deeds and writings more particularly described in the First schedule hereunder the genuine, valid, marketable and enforceable at law; AND

I **NILAMDEVI RAJIVKUMAR VARMA**further state that the immovable property/ies mentioned in Schedule-II hereunder is our absolute property/ies and that no other person, body or authority has any right, title or interest in respect of and/or over the said property/ies and the same is free from any mortgage, charge, encumbrances and distress of any person, body or authority and no litigation is pending in respect thereof and the same is in our absolute possession and that the mortgage so created by us 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

That this INSTRUMENT is only to record the intent of the Mortgagor /s to create he mortgages by deposit of title deeds with the creditor that Is to say The Bank and as per the amended provision of the Indian Registration Act as amended by the state of Gujarat vide 'The Registration (Gujarat Amendment) Act,2010 (The said Act) whereby 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 said Act accordingly, the Mortgagor's had volunteered to get this instrument so registered in favour of The bank.



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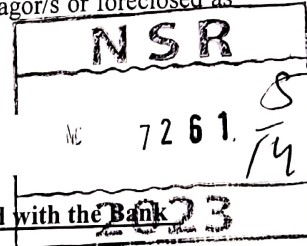
:-NOW THIS INSTRUMENT WITNESSETH AS FOLLOWS:-

In consideration of Bank of Baroda having granted/agreed to grant to us **NILAMDEVI RAJIVKUMAR VARMA** the above referred credit facilities to the said borrower, I **NILAMDEVI RAJIVKUMAR VARMA** declare and confirm that the deeds and documents of title, evidences, and writings comprised in the First Schedule hereunder written of the immovable property /ies, here determents and premises more particularly described in the second Schedule hereunder written that have been deposited by us with Bank of Baroda at **VIJALPORE BRANCH, NAVSARI Gujarat** on the 28/7/2023 with an intent to create mortgage over the said immovable property/ies, in favour of Bank of Baroda of the monies due in respect of the credit facilities with aggregate limits /amount of **Rs. 13,55,000/- (RUPEES THIRTEEN LACS FIFTY FIVE 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 of The Bank until redeemed by the Mortgagor/s or foreclosed as per the law in force by The Bank.

FIRST SCHEDULE

(List of Document of title, evidences, deeds and writing deposited with the Bank belonging to NILAMDEVI RAJIVKUMAR VARMA)

1. Original Registered sale deed NO. 7260 DATED: - 28/07/2023 executed in favour of **Nilamdevi Rajivkumar Varma** by **Hetal Rajendrakumar Solanki** along with original registration charges paid Receipt.
2. Original Registered sale deed NO. 6292 DATED:- 11/10/2021 executed by **Laxmanram Surtaji Chaudhary** in favor of **Hetalben Rajendrakumar Solanki**.
3. Original Registered sale deed NO. 5786 DATED:- 20/07/2010.
4. Original registered release deed No. 7253 Dated: 28/07/2023 by State Bank of India, Fuwara Branch, Navsari .
5. Original NOC issued by State Bank of India, Fuwara Branch, Navsari .
6. Verified photo copy of construction permission issued by Navsari Nagarpalika alongwith approved Plan.
7. Original share certificate issued by Veera Appartment Association dated 10.05.1995.
8. Original allotment letter issued by Veera Appartment Association dated 03.07.1997.



9. Original notarized agreement for sale dated 22.06.2023.
10. Latest Tax payment Receipt issued by Navsari -Vijalpore Nagarpalika.
11. Verified copy of assessment patrak issued by Navsari -Vijalpore Nagarpalika.
12. Original Annexure No. 2 issued by Deputy collector, Stamp Duty assessment Authority Navsari.
13. Photocopy of Property Card.

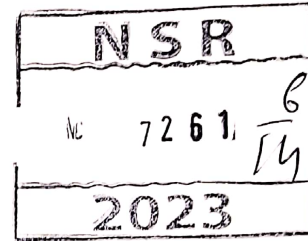
SECOND SCHEDULE

(Description of the mortgaged immovable properties belonging to
NILAMDEVI RAJIVKUMAR VARMA)

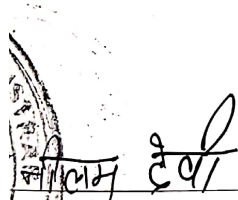
All that piece and parcel of Flat No. 301 having Municipal Ward No. 5, House No. 330(old) 8322/0 (new) , super built up area admeasuring 65.0557 sq.mtr. Built up area admeasuring 53.00 sq.mtr. alongwith the undivided share admeasuring 15.05 sq.mtr. over the original land situated at 3rd floor of "VEERA APPARTMENT ASSOCIATION" Pir street, Dhobiwad area, Navsari , Tal. & Dist. Navsari bearing City survey Tika No. 11/2 City Survey No. 8/2 having boundaries namely,

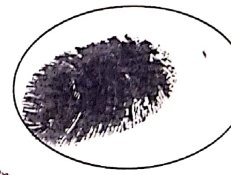
East : Property of B.N. Desai.
West : Property of Chimanbhai.
North : OTS Road.
South : Passage & Flat No. 302

SIGNED AND DELEVERED BY:-

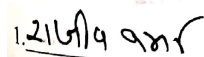
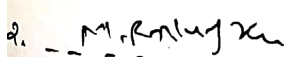


THE WITHIN NAMED MORTGAGOR


NILAMDEVI RAJIVKUMAR VARMA



In the presence of the following Witnesses:-

1. 
2. 



BR: VIJALP: Adv: 2023-24

Date:-28.07.2023

Authority Letter

This is to certify that Mr. Dhananjay Patel, Designation : Credit Officer, Bank Of Baroda, Vijalpore Branch, Navsari is authorized to sign mortgage documents which to be execute at sub registrar office and it has been authorized by Branch Manager **Mr.C.K.KARNA**, property owner namely

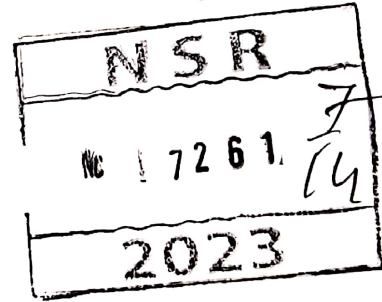
(1) **MRS. NILAMDEVI RAJIVKUMAR VARMA**

Yours faithfully,

Name: **Mr.C.K.KARNA**

Designation: Sr. Branch Manager

Bank of Baroda, Vijalpore Branch



Vijalpore Branch, Opp. Shushrusha Hospital, Sardar Chowk, Vijalpore -396450.

Dist-Navsari, Gujarat , India. Phone : 91 2637 281181

e-mail : vijalp@bankofbaroda.com / Web : www.bankofbaroda.com

BANK-INTERNAL

2023 4:56 PM

Presented of the office of the
S.R.O - NAVSARI
hour of 16 To 17 on Date

NSR		
7261	12	14
2023		

Receipt No :- 202307400011611

Received Fees as following

	Rs.
Registration	5000.00
Side Copy Fee (20)	400.00
Other Fees	0.00
TOTAL :-	5400.00

Document Type: Mortgage : Mortgage Deed Without Possession
20230726515392701



नीलम देवी
Nilamdevi Rajivkumar Varma

k c patel

k c patel
Sub Registrar
S.R.O - NAVSARI

k c patel

k c patel
Sub Registrar
S.R.O - NAVSARI

Party Name and Address	Age	Photograph	Thumb Impression	Signature
1 Nilamdevi Rajivkumar Varma 844/0, Ramnagar 2, Vijalpor, Navsari, JALALPORE (જવાલપોર), NAVSARI (નવસારી), GUJARAT (ગુજરાત), 396450 PANNO:BLIPV7511H	32			<i>नीलम देवी</i>

Executing Party
admits execution

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