



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



Ajay B. Tripathi

B.Com., LL.B.

Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

Office No. 103/A, 201/202/203, Akshar Plaza,

B/s. Govardhan Nathji Haveli,

Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

NON-ENCUMBRANCE CERTIFICATE

This is to certify, I undersigned has investigated the title of the immovable property which more particularly described herein under "Schedule of the Property" which is owned by Krishna Infra- a Partnership Firm through its partner (1) Shmeer Nanalal Makadia (2) Prerit Dilipbhai Javia (3) Gopesh Shankarlal Singhal (SHALIGRAM WEST) for Project SHALIGRAM WEST by perusing the Title Deeds relating thereto and taking necessary searches, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The Non-Agricultural Land bearing Non Agricultural Land bearing Block/Survey No.61, admeasuring 0-38-58 He. Are. Sq. Mtrs, as per N.A. Order admeasuring 2692.00 Sq.Mtrs., City Survey No. NA61/P2 of Village Mouje Bhayli Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat. Upon that land landowners Krishna Infra- a Partnership Firm through its partner (1) Shmeer Nanalal Makadia (2) Prerit Dilipbhai Javia (3) Gopesh Shankarlal Singhal (SHALIGRAM WEST) had constructed various Residential Purpose under name and style as "SHALIGRAM WEST".

Date : 27.12.2022

Place: Vadodara



Advocate Sign: 

Advocate Name: Ajay B. Tripathi

ENROLMENT NO.G/1762/2004



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TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of “**no encumbrance certificate**” on the **Non Agricultural Land bearing Block/Survey No.61, admeasuring 0-38-58 He. Are. Sq. Mtrs, as per N.A. Order admeasuring 2692.00 Sq.Mtrs., City Survey No. NA61/P2 of Village Mouje Bhayli, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat** for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

My experience of 14 years in land related matters accordance to GUJ RERA RULES.

The contents of above are true and correct. And nothing material has been concealed by me there form.

The said no encumbrance certificate used for landowners Krishna Infra- a Partnership Firm through its partner (1) Shmeer Nanalal Makadiya (2) Prerit Dilipbhai Javia (3) Gopesh Shankarlal Singhal (SHALIGRAM WEST).

Date : 27.12.2022

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi

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TITLE CLEARANCE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Block/Survey No.61, admeasuring 0-38-58 He. Are. Sq. Mtrs, as per N.A. Order admeasuring 2692.00 Sq.Mtrs., City Survey No. NA61/P2 of Village Mouje Bhayli, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Krishna Infra- a Partnership Firm through its partner (1) Shmeer Nanalal Makadia (2) Prerit Dilipbhai Javia (3) Gopesh Shankarlal Singhal has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of N.A. Order issued by Collector Vadodara dated 11.03.2022.

2. Photocopy of Zone Certificate issued by VUDA dated. 13.10.2021.

3. Photocopy of Court Order for Minor of G.W.Act No. 95/2021.





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4. Photocopy of General Power of Attorney in favor of Patel Kapilaben Vinubhai dated. 13.07.2021.
5. Photocopy of Civil Misc. Application No. 95/2021 Pedigree of Shirali Suryakant Patel. Dated. 25.05.2021.
6. Photocopy of Power of Attorney in favour of Ashishbhai Vinubhai Patel dated. 23.04.2021.
7. Photocopy of Death certificate of Suryakant Patel dated. 28.12.2012.
8. Photocopy of Death certificate of Kamlaben A. Patel dated. 03.09.1991.
9. Photocopy of Construction permission vide rajachitthi no. Ward-10/HB-55/2022-2023 dated. 07.10.2022.
10. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak).

HISTORY OF THE SAID PROPERTY

Tracing of Title

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that land bearing Old Revenue Survey No.70 of Mouje Bhayli was owned by 1. Ambalal Motibhai 2. Shantilal Motibhai through Sale Deed from Nathabhai Narottambhai dated 18.01.1949 and said was mutated in the revenue record vide mutation entry No.1/25 which was certified by competent authority.

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It appears from the record that Shantilal Motibhai died and thereby virtue of succession legal heirs namely 1. Chandrakant Shantilal Patel 2.

Rameshbhai Shantilal Patel 3. Bhupendrabhai Shantilal Patel become the joint owners of the captioned land and said was mutated in the revenue record vide mutation entry No. 5467, dated 28.04.1973 which was certified by competent authority.

It appears from the record that Ambalal Motibhai died and thereby virtue of succession legal heirs namely 1. Kamlaben Wd/o Ambalal Motibhai 2. Devyaniben Ambalal Patel 3. Hansaben Ambalal Patel 4. Suryakantbhai Ambalal Patel 5. Kapilaben Vinubhai Patel 6. Ashishbhai Vinubhai Patel 7. Akhilbhai Vinubhai Patel become the joint owners of the captioned land.

It appears from the record that Kamlaben Wd/o Ambalal Motibhai died on 02.09.1991 and before that she had executed Will dated 26.08.1991 in favour of 1. Ashishbhai Vinubhai Patel 2. Akhilbhai Vinubhai Patel 3. Pallavbhai Suryakantbhai Patel become the joint owners of the captioned land and said was mutated in the revenue record vide mutation entry No. 8899, dated 25.09.1991 which was certified by competent authority.

It appears from the record that Suryakantbhai Ambalal Patel died on 25.12.2012 and thereby virtue of succession legal heirs namely 1. Jyotsnaben Suryakant Patel 2. Shirali Suryakant Patel 3. Pallavbhai Suryakantbhai Patel become the joint owners of the captioned land and said was mutated in the



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revenue record vide mutation entry No. 13458, dated 02.07.2013 which was certified by competent authority on 21.09.2013.

It further transpires from the record that 1. Devyaniben Ambalal Patel 2. Hansaben Ambalal Patel 3. Pallavbhai Suryakantbhai Patel 4. Jyotsnaben Suryakant Patel (No.3 & 4 through their POA Holder Devendra Ramniklal Majithiya have relinquished their right from the said land i.e. **Revenue Survey No.61, admeasuring 3858 Sq.Mtrs. Village Mouje Bhayli, Vadodara** to 1. Kapilaben Vinubhai Patel 2. Ashishbhai Vinubhai Patel 3. Akhilbhai Vinubhai Patel 4. Chandrakant Shantilal Patel 5. Rameshbhai Shantilal Patel 6. Bhupendrabhai Shantilal Patel 7. Shirali Suryakant Patel on dtd. 27.03.2018 vide registered Relinquished deed No.492 and they become the owner of the captioned land & said was mutated in the property card vide mutation entry No.16012, dated 10.05.2018 which was certified by competent authority on 07.07.2018.

It appears from the record that Shirali Suryakant Patel died on 25.12.2012 and thereby virtue of succession legal heirs namely 1. Minor Shasha Basubhai Patel 2. Minor Arya Basubhai Patel become the joint owners of the captioned land and said was mutated in the revenue record vide mutation entry No. 17607, dated 17.06.2021 which was certified by competent authority on 20.07.2021.

Further, Civil Application No. 95/2021 dated. 12.11.2021 was filed before the Hon'ble District Judge for appointment of guardian of legal heirs of Shirali Suryakant Patel Sasha & Aarya both minors under the provisions of Guardians



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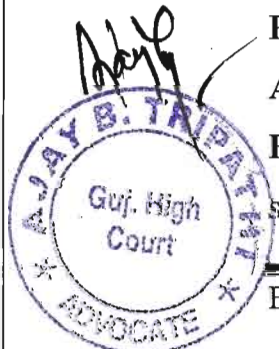
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& Wards Act, by Ashish Vinubhai Patel, and application was granted on 12.11.2021 vide Ex. 12 and as per that judgment the said applicant Ashish Vinubhai Patel declared as legal guardian of the both minors and court had issued certificate of guardianship and the said entry was mutated in revenue records vide entry no. 17858 certified on 14.02.2022.

Further, the said landowners converted the total land adm. 3845 sq.mtrs paiki adm. 2692 sq.mtrs into nonagricultural land for multi-purpose use Collector issued N.A. Order vides No. 391/19/18/036/2022 dated. 11.03.2022 and the said entry was mutated in revenue records vide entry no. 17982 and certified by the competent authority.

It is appears from the documents that, 1. Kapilaben Vinubhai Patel 2. Ashishbhai Vinubhai Patel 3. Akhilbhai Vinubhai Patel 4. Chandrakant Shantilal Patel 5. Rameshbhai Shantilal Patel 6. Bhupendrabhai Shantilal Patel 7. Sasha Basubhai Patel 8. Aarya Basubhai Patel minors through their legal guardian Ashishbhai Vinubhai Patel and No. 4 to 8 through their POA holder Ashishbhai Vinubhai Patel sold the **Land bearing Block/Survey No.61, admeasuring 0-38-58 He. Are. Sq. Mtrs, as per N.A. Order admeasuring 2692.00 Sq.Mtrs., City Survey No. NA61/P2 of Village Mouje Bhayli** by regd. sale deed no. 10659 dated. 25.05.2022 and regd. on 30.05.2022 to (1) **Patel Sandipkumar Vasudevabhai (30%) (2) Patel Sandipkumar Ashwinbhai (23%) (3) Patel Ketankumar Jayantibhai (24%) (4) Patel Bhaveshkumar Ashwinbhai (23%)** and they becomes the joint- owners of the said land and their name were mutated in property card vide mutation entry no.



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2843 dated. 07.07.2022 and it was certified by the competent authority on 13.08.2022.

Thereafter, (1) Patel Sandipkumar Vasudevnbhai (30%) (2) Patel Sandipkumar Ashwinbhai (23%) (3) Patel Ketankumar Jayantibhai (24%) (4) Patel Bhaveshkumar Ashwinbhai (23%) sold the Land bearing **Block/Survey No.61**, admeasuring 0-38-58 He. Are. Sq. Mtrs, as per N.A. Order admeasuring 2692.00 Sq.Mtrs., City Survey No. NA61/P2 of Village Mouje Bhayli by regd. sale deed no. 17901 dated. 09.09.2022 in favour of **Krishna Infra- a Partnership Firm** through its partner (1) Shmeer Nanalal Makadia (2) Prerit Dilipbhai Javia (3) Gopesh Shankarlal Singhal and the said entry was mutated in property card vide mutation entry no. 3526 dated. 27.09.2022 and it was certified by the competent authority on 17.11.2022.

It transpire from the record that thereafter Krishna Infra have planned scheme in the said land which is known as “**SHALIGRAM WEST**” as per the approved map and construction permission given by the Vadodara Mahanagar Palika Vide No. Ward-10/HB-55/2022-2023 dated. 07.10.2022.

Place : Vadodara
Date : 27.12.2022




AJAY TRIPATHI
Advocate



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SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No. 202201400018379 & 202201600025102 dated. 04.07.2022 & Receipt No. 8022022370027 dated. 24.12.2022 and no adverse entry is found to be registered before the sub registrar.

Moreover I have also invited objection from the public at large by publishing a public notice in the daily newspaper "Sandesh" on dated 24.06.2022 and I do not received any objection till date

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Krishna Infra- a Partnership Firm through its partner (1) Shmeer Nanalal Makadia (2) Prerit Dilipbhai Javia (3) Gopesh Shankarlal Singhal** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.



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ENROLMENT NO.G/1762/2004

Dated : 27.12.2022

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted search of immovable Non Agricultural Land bearing Block/Survey No.61, admeasuring 0-38-58 He. Are. Sq. Mtrs, as per N.A. Order admeasuring 2692.00 Sq.Mtrs., City Survey No. NA61/P2 of Village Mouje Bhayli, Tal. & Dist. Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat for the last 30 years vide Receipt No. Receipt No. 202201400018379 & 202201600025102 dated. 04.07.2022 & Receipt No. 8022022370027 dated. 24.12.2022. I have not found any adverse entry in the search report.

Vadodara

Date : 27.12.2022




AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued by Sub-Registrar, Vadodara, attached.

RECEIPT

Login ID PDEN	8022022370027	BARCODE		Printed On	24/12/2022 15:41:26	
Department	Superintendent of Stamps And Inspector General Of Registration		Payer Details			
Details			TAX ID (If Any)			
Office Name	S.R.O - Akota		Full Name	Ajay Tripathi		
Location	VADODARA		Address	Vadodara		
Year	2022-2023 One time					
Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20221224256626114	Registration Fee (0030-03-104-00)	130.00	135.00	5700001355003024122299159	24/12/2022	State Bank of India
	Stamp Duty (0030-02- 102-01)	5.00				
Total Amount :-			135.00			
Total Amount In Words :-			Rupees One Hundred Thirty Five Only			
Remarks (If Any)						

SS&IGR-GUJARAT

Disclaimer: This is a digitally system generated receipt, Which does not require signature.

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : Ajay Tripathi અરજી નંબર : 8022022370027 ગામ નું નામ : BHAYALI મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2021 - 2022 મિલકતનું વર્ણન: Survey No : 61

દસ્તાવેજની આ શોધ S.R.O - Akota મા 2 વર્ષના ઈન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધમા તા 27-12-2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ જુનો સર્વે નં. 74 બ્લોક નં. 61 જેનુ 7/12 મુજબનુ ક્ષેત્રફળ 3845.00 ચો.મી. ડી.પી.સ્કીમ નં. 2 (ભાયલી) ફા.પ્લોટ નં. 23 જેનુ ફા.પ્લોટ મુજબનુ ક્ષેત્રફળ 2692 ચો.મી. વાળી જમીન બિનખેતીની ખુલ્લી જમીન	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની ફોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની ફોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખાત/વિચારણ રૂ.48000000.00				1 પટેલ કપીલાબેન વિનુભાઈ (હિસ્સો 12.50 %) 2 પટેલ આશિષભાઈ વિનુભાઈ (હિસ્સો 12.50 %) વિનુભાઈ 3 પટેલ અખીલ (સલીલ) વિનુભાઈ (હિસ્સો 12.50 %) ના કુ.મુ. તરીકે પટેલ કપીલાબેન વિનુભાઈ (હિસ્સો 12.50 %) 4 મૈયત શીરાવી સુર્યકાંતભાઈ પટેલ ના વારસદારો 4/1 શાશા બાસુભાઈ પટેલ તે શીરાવી સુર્યકાંત પટેલની દીકરી (હિસ્સો 06.25 %) 4/2 આર્થો બાસુભાઈ પટેલ તે શીરાવી સુર્યકાંત પટેલ ની દીકરી (હિસ્સો 6.25 %) નાસગીરના વાલી અને ઇશ્મીત્ર તરીકે પટેલ આશિષભાઈ વિનુભાઈ 5 પટેલ ચંદ્રકાંત શાંતિલાલ (હિસ્સો 16.67 %) 6 પટેલ રમણભાઈ ઉદ્દે રમેશભાઈ શાંતિલાલ (હિસ્સો 16.66 %) 7 પટેલ ભુપેન્દ્રભાઈ શાંતિલાલ (હિસ્સો 16.67 %) ના કબુલાતના પાવર તરીકે પટેલ કેતનકુમાર જયંતીલાલ	પટેલ સંદીપકુમાર વાસુદેવભાઈ (હિસ્સો 30 %) પટેલ સંદીપકુમાર અરવીનભાઈ (હિસ્સો 23%) પટેલ કેતનકુમાર જયંતીભાઈ (હિસ્સો 24%) પટેલ ભાવેશકુમાર અરવીનભાઈ (હિસ્સો 23 %)	25-05-2022 30-05-2022	10659	

ઇ -ચેમેન્ટ ટ્રાન્ઝેક્શન ID No.20221224256626114 તા 24-12-2022 થી મળેલ છે.

Search by : સબ-રજીસ્ટ્રાર Jigneshkumar I Sabva

પ્રિન્ટ તારીખ : 27-12-2022

Self attested/સ્વ-પ્રમાણિત :

મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : Ajay Tripathi અરજી નંબર : 80220222370027 ગામ નું નામ : BHAYALI મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2021 - 2022 મિલકતનું વર્ણન: Survey No : 61

દસ્તાવેજની આ શોધ S.R.O - Akota મા 2 વર્ષના ઈન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુસ્તોજ મર્યાદીત છે. આ શોધમા તા 27-12-2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર 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 બેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ	જુનો સર્વે નં 74 બ્લોક નં 61 વાળી જમીન જેનું 7/12 મુજબ ક્ષેત્રફળ 3845.00 ચો.મી ટી.પી સ્કીમ નં 2 (ભાયલી) ફાઈનલ પ્લોટ નં 23 સિટી સર્વે NA61/P2 જેનું ફાઈનલ પ્લોટ મુજબ ક્ષેત્રફળ 2692.00 ચો.મી			પટેલ સંદીપકુમાર વાસુદેવભાઈ (30 % ભાગ/હિસ્સો) પટેલ સંદીપકુમાર અશ્વીનભાઈ (23 % ભાગ/હિસ્સો) પટેલ ભાવેશકુમાર અશ્વીનભાઈ (23 % ભાગ/હિસ્સો) પટેલ કેતનકુમાર જયંતીભાઈ (24 % ભાગ/હિસ્સો)	કિષ્ના ઈન્ફ્રા એ નામની ભાગીદારી પેટી વતી અને તેફ વહીવટકર્તા ભાગીદાર 1. સમીર નાનાલાલ માકડીયા 2. પ્રેક્ષિત દિલીપભાઈ જાવીયા 3. ગોપેશ શંકરલાલ સીધલ	09-09-2022 09-09-2022	17901	
રૂ.600000000.00								

ઈ -પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20221224256626114 તા 24-12-2022 થી મળેલ છે.

શોધ ફી 30.00

EC. ફી 100

Search by : સબ-રજીસ્ટ્રાર Jigneshkumar I Sabva



નોંધ: આ બોજપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુનેગો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.