



Rakesh A. Wadhwani

B.Com. LL.M. (Advocate)
Enrollment No. G/1428/1999

Date: 17.06.2023

---TO WHOM SO EVER IT MAY CONCERN---

I certify that **M/s. SKYTOWER ENTERPRISES LLP**, a Limited Liability Partnership consisting of partners namely (1) Anil Satyanarayan Roongta, (2) Ankit Anil Roongta and (3) Roongta Rising Wealth Management Private Limited through it's director Ankur Anil Roongta have a valid clear, absolute, good, perfect and marketable title to the residential cum commercial project known as **"ESTELLA"** situated / organized on the non-agricultural land bearing **FINAL PLOT NO. 18** admeasuring **11249.00 sq.mtrs.**, Original Plot No. 18 of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's **BLOCK NO. 125** admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat and the title deeds to the property concerned will be original and not duplicate or fake.

Further I state that the above mentioned land is clear and marketable without any encumbrance charges.

This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers, Xerox copy of which is returned back duly authenticated.



Rakesh A. Wadhwani.
Advocate

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Rakesh A. Wadhvani

B.Com., LL.M. (ADVOCATE)
E. No. G/1428/1999

Date: 17.06.2023

TO WHOM SO EVER IT MAY CONCERN:-

	PROJECT NAME:- ESTELLA	
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DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of the immovable non-agriculture land bearing **FINAL PLOT NO. 18** admeasuring **11249.00 sq.mtrs.**, Original Plot No. 18 of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's **BLOCK NO. 125** admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat and the said property is surrounded as under:-

North : 60.00 mtrs. wide Udhna Magdalla Road
South : Block No. 124 and Canal Road
East : 12.00 mtrs. wide Canal Road and Block No. 97 paikee
West : 18.00 mtrs. wide Road

OWNER:-

M/s. SKYTOWER ENTERPRISES LLP, a Limited Liability Partnership
consisting of partners namely.....

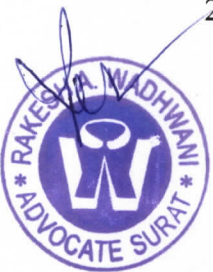
- (1) Anil Satyanarayan Roongta
- (2) Ankit Anil Roongta
- (3) Roongta Rising Wealth Management Private Limited

LIST OF DOCUMENTS SCRUTINIZED:-

1. **Original sale deed** registered in the office of sub-registrar, Surat – 2 (Udhna) at serial No. 3564 dated 28.02.2022 executed in favour of **M/s. Skytower Enterprises LLP**, a **Limited Liability Partnership** alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
2. **Original confirmation deed** registered in the office of sub-registrar, Surat – 2 (Udhna) at serial No. 8677 dated 16.05.2022 executed in favour of Manubhai Jivabhai



- alias Jivrajbhai Balar alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
3. **Original sale deed** registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 1596 dated 06.02.2007 [old Serial No. 9720 dated 16.08.2005] executed in favour of Jivabhai alias Jivrajbhai Harkhabhai Balar alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
 4. Copy of Will of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar registered in the office of sub-registrar, Surat – 8 (Rander) at serial No. 591 dated 15.06.2016.
 5. Copy of death certificate of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar.
 6. Copy of pedhinama of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar.
 7. Copy of order No. R.T.S./ Rivi./ 78/ 85 dated 14.08.1986 issued by Assistant Collector, Choryasi Prant, Surat.
 8. Copy of order No. R.T.S./ Rivi./ Appeal/ Regi. No. 121/ 81 dated 07.09.1991 issued by Assistant Collector, Choryasi Prant, Surat.
 9. Copy of order No. No. S.R.D./ HKP/ ST/ 37/ 92 dated 22.06.1993 issued by Additional Main Secretary (Dispute), Revenue Department, Ahmedabad.
 10. Copy of order No. S.R.D./ HKP/ ST/ 15/ 95 & No. S.R.D./ REV/ 6/ 96 dated 30.07.1999 issued by Additional Main Secretary (Dispute), Revenue Department, Ahmedabad.
 11. Copy of order No. R.T.S./ Rivi. Case No. 53/ 2000 dated 01.01.2003 issued by Collector, Surat.
 12. Copy of order No. R.T.S./ Appeal/ No. 221/ 03 dated 17.10.2003 issued by Dy. Collector, Choryasi Prant, Surat.
 13. Copy of order of Special Civil Suit No. 95/2010 dated 20.02.2010 issued by 6th Addl. Senior Civil Judge, Surat.
 14. Copy of order No. R.T.S./ Appeal No. 217/ 2018 dated 23.09.2019 issued by Dy. Collector, City Prant, Surat.
 15. Copy of N.A. order issued by the order of Collector, Surat bearing order No. 435/ 22/ 20/ 049/ 2020 dated 11.03.2020.
 16. Copy of NOC for height clearance issued by Airport Authority of India bearing NOC ID No. SURA/ WEST/ B/ 123021/ 642749 dated 07-02-2022.
 17. Copy of environment clearance certificate issued by State Level Environment Impact Assessment Authority (SEIAA), Gujarat bearing No. SEIAA/ GUJ/ EC/ 8(a)/ 732/ 2022 dated 10.03.2022.
 18. Copy Zoning Certificate issued by Surat Urban Development Authority (SUDA) bearing No. SUDA/ TEK./ Zon. Certi./ 299801 dated 11.10.2022.
 19. Copy of NOC for fire & emergency services for high-rise buildings issued by Chief Fire Officer, Surat Municipal Corporation (S.M.C.), Surat vide order No. FES/ OUTWARD/ NOC – 702 dated 18.11.2022.
 20. Copy of construction permission issued by Town Development Officer, Town Development Department, Surat Municipal Corporation (S.M.C.), Surat vide it's order number : T.D.O./ D.P./ No. 145 dated 25.05.2023.
 21. Copy of registration certificate of the said project issued by Gujarat Real Estate Regulatory Authority (GUJ RERA).
 22. Copy of approved plan.



23. Copy of public notice in daily newspaper i.e. "Gujarat Mitra" dated 03.09.2021 for clear title of the said land.
24. Copy of certificate of incorporation having it's LLP Identification No. AAX-1334 of **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** issued by Ministry of Corporate Affairs.
25. Latest Village Form No. 7/12 of the said land standing in the name of **M/s. Skytower Enterprises LLP, a Limited Liability Partnership**.
26. Copy of old village form No. 7/12 of the said land.
27. Copy of all entries of village form No. 6.
28. Copy of village form No. 8-A.
29. Copy of part plan.
30. Copy of re-distribute and valuation statement (T.P. & F.P. details) of the said land.
31. Notarised affidavit cum declaration dated : 02.06.2023 (Notarised) regarding clear and marketable title of the said land.

-::TRACING OF TITLE::-

I have carried out the necessary search for the last 30 years in the Office of Sub Registrar, Surat, Revenue Records, local authority and have verified all documents relating to above mentioned property. From the available records I found that the land bearing Revenue Survey No. 44/2 of **Village : Bharthana-Vesu** was originally belonged to Vallabhbbhai Parshottambhai Patel prior to 1978.

That as per the revenue records, I found that the said land was purchased by Ladhbbhai Velabbhai from Special Recovery Officer, Surat under the public auction. Entry to that effect was mutated in the revenue records vide entry No. 657 dated 05.04.1978 and the said entry was duly certified on 11.06.1978 with the condition to pay the premium for the said New Tenure & Non Transferable Land.

Being aggrieved and dissatisfied with the above condition mentioned in the entry No. 657 dated 05.04.1978, the land owner had filed an appeal before Assistant Collector, Choryasi Prant, Surat. In the said matter Assistant Collector, Choryasi Prant, Surat vide his order No. Tenancy/ Vashi/ 1107/ Surat dated 07/12/78 states that permission is not required for the New Tenure & Non Transferable Land if the officer holding the right of the Collector conducts the auction. Entry to that effect was mutated in the revenue records vide entry No. 692 dated 08.09.1981 and the said entry was duly certified on 02.10.1981.

That as per The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, consolidation scheme for the village was come into force by the competent Authority. By this consolidation scheme Revenue Survey No. 44/2 was renumbered as Block No. 125 and area of the while land was finalized as 14062.00 sq.mtrs. Entry to that effect was mutated in the revenue records vide entry No. 685 dated 17.01.1981.

Thereafter names of (1) Ranchhodbhai Ladhbbhai, (2) Vinaybbhai Ranchhodbhai and (3) Mohanbbhai Ladhbbhai had been entered in the revenue records as co-owners of the said land with consent and submission of existing owners and concern persons. Entry to that



effect was mutated in the revenue records vide entry No. 714 dated 20.08.1983 and the said entry was duly certified on 24.10.1983.

That the restriction under the provisions of section 43 of the Bombay Tenancy & Agricultural Lands Act., 1948 was applicable to the said land. Hence the Assistant Collector, Choryasi Prant, Surat had cancelled the above entry No. 692 dated 08.09.1981 vide his order No. R.T.S./ Rivi./ 78/ 85 dated 14.08.1986. Entry to that effect was mutated in the revenue records vide entry No. 747 dated 15.09.1986 and the said entry was duly certified.

Being aggrieved and dissatisfied with the above order No. R.T.S./ Rivi./ 78/ 85 dated 14.08.1986, land owners had filed revision application before Collector, Surat against the order of Assistant Collector, Choryasi Prant, Surat. In the said matter, Collector, Surat had rejected / cancelled the said revision appeal vide his order No. R.T.S./ Rivi./ Appeal/ Regi. No. 121/ 81 dated 07.09.1991.

Being aggrieved and dissatisfied with the above orders, land owners had filed an application before Additional Main Secretary (Dispute), Revenue Department, Ahmedabad against Collector, Surat & others. In the said matter, Additional Main Secretary (Dispute), Revenue Department, Ahmedabad vide his order No. S.R.D./ HKP/ ST/ 37/ 92 dated 22.06.1993 had rejected / cancelled the order No. R.T.S./ Rivi./ 78/ 85 dated 14.08.1986 issued by Assistant Collector, Choryasi Prant, Surat as well as the order No. R.T.S./ Rivi./ Appeal/ Regi. No. 121/ 81 dated 07.09.1991 issued by Collector, Surat and also remanded to the Collector, Surat for re-verification in the said matter.

Thereafter Collector, Surat made re-verification in the said matter and issued order dated 15.11.1994. That as per the said order, Collector, Surat further rejected the above No. 692 dated 08.09.1981 as the restriction under the provisions of section 43 of the Bombay Tenancy & Agricultural Lands Act., 1948 was applicable to the said land.

Being aggrieved and dissatisfied with the above orders, land owners had filed an application on 04.01.1995 before Additional Main Secretary (Dispute), Revenue Department, Ahmedabad against Collector, Surat & others. In the said matter, Additional Main Secretary (Dispute), Revenue Department, Ahmedabad vide his order No. S.R.D./ HKP/ ST/ 15/ 95 & No. S.R.D./ REV/ 6/ 96 dated 30.07.1999 had rejected / cancelled the order No. R.T.S./ Rivi./ 78/ 85 dated 14.08.1986 issued by Assistant Collector, Choryasi Prant, Surat as well as the order dated 15.11.1994 issued by Collector, Surat and also restored the above No. 692 dated 08.09.1981. Entry to that effect was mutated in the revenue records vide entry No. 1058 dated 15.02.2003 and the said entry was duly certified on 12.05.2003.

Thereafter the above mentioned one of the entry No. 714 dated 20.08.1983 had been taken under review under Rule 108 (6) of The Bombay Land Revenue Code, 1879 by Collector, Surat as the restriction under the provisions of section 43 of the Bombay Tenancy & Agricultural Lands Act., 1948 was applicable to the said land and the said land was new tenure land. In the said matter, Collector, Surat vide his order No. R.T.S./ Rivi. Case No. 53/ 2000 dated 01.01.2003 had rejected / cancelled the entry No. 714 dated 20.08.1983.



Entry to that effect was mutated in the revenue records vide entry No. 1061 dated 28.03.2003 and the said entry was duly certified on 10.04.2003.

Thereafter the said land owner Ladhahbai Velabhai had filed an appeal before Dy. Collector, Choryasi Prant, Surat against Mamlatdar, Choryasi, Surat & others to remove the remark of New Tenure & Non Transferable Land in the village form No. 7/12. In the said matter, Dy. Collector, Choryasi Prant, Surat vide his order No. R.T.S./ Appeal/ No. 221/ 03 dated 17.10.2003 had ordered to remove the remark of New Tenure & Non Transferable Land from the village form No. 7/12. Entry to that effect was mutated in the revenue records vide entry No. 1100 dated 19.10.2003 and the said entry was duly certified on 21.11.2003.

Under above facts Ladhahbai Velabhai became sole and absolute owner of the said old tenure land bearing Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**.

That as mentioned in letter No. J/ BKH/ TPS/ Vashi/ 4897/ 2006 dated 19.10.2006 of Collector, Surat Publication of Collector, Surat, Urban Development & Urban Housing Department included eight municipality and 27 villages in Surat Limit vide Publication No. KV/ 26/ 06/ SMN/ 90/ 2006/ 410/ P dated 14-02-2006 and Publication No. KV/ 212/ 06/ SMN/ 90/ 2006/ 410/ P dated 20-07-2006 and Village : Bharthana-Vesu included in Surat City. Entry to that effect was mutated in the revenue records vide entry Nos. 1434 & 1435 dated 22.12.2006 and the said entries were duly certified.

Thereafter the said land owner Ladhahbai Velabhai sold the said land to Jivabhai alias Jivrajbhai Harkhabhai Balar by registered sale deed, which was registered in the office of sub-registrar, Surat - 1 (Athwa) at serial No. 1596 dated 06.02.2007 [old Serial No. 9720 dated 16.08.2005]. Entry to that effect was mutated in the revenue records vide entry No. 1446 dated 17/02/2007 and the said entry was duly certified on 04.11.2007. To avoid and rule out any title deficiency in future, the above sale deed was jointly executed by the land owner alongwith their legal heirs namely (1) Ranchhodbhai Ladhahbai, (2) Vinaybhai Ranchhodbhai and (3) Mohanbhai Ladhahbai. Thus Jivabhai alias Jivrajbhai Harkhabhai Balar became sole and absolute owner of the said land bearing Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**.

Thereafter names of (1) Govindbhai Jivabhai alias Jivrajbhai Balar, (2) Gauriben w/o. Govindbhai Jivabhai alias Jivrajbhai Balar, (3) Jayeshbhai Govindbhai Balar, (4) Sangeetaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar, (5) Vanitaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar, (6) Manubhai Jivabhai alias Jivrajbhai Balar, (7) Chandrikaben w/o. Manubhai Jivabhai alias Jivrajbhai Balar, (8) Keyur Manubhai Balar, (9) Hemisha d/o. Manubhai Jivabhai alias Jivrajbhai Balar, (10) Richa d/o. Manubhai Jivabhai alias Jivrajbhai Balar had been entered in the revenue records on 17.06.2009 as co-owners of the said land with consent and submission of existing owners and concern persons. Entry to that effect was mutated in the revenue records vide entry No. 1609 dated 18/06/2009 and the said entry was duly certified on 11.08.2009.



That Keyur Manubhai Balar had filed a Special Civil Suit No. 95/2010 on 01.07.2009 in the Court of 6th Addl. Senior Civil Judge, Surat against Jivabhai alias Jivrajbhai Harkhabhai Balar & others for the partition of the said land bearing Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**. In the said matter, a private compromise was reached and the compromise decree was drawn by the competent Court on 20.02.2010. That as per the said compromise, the whole land was partitioned as under:-

Sr. No.	Land details	Area (sq.mtrs.)	Ownership
A.	Block No. 125 paikie	2765.50	1. Manubhai Jivabhai alias Jivrajbhai Balar 2. Chandrikaben w/o. Manubhai Jivabhai alias Jivarajbhai Balar 3. Keyur Manubhai Balar
B.	Block No. 125 paikie	3000.00	Jivabhai alias Jivrajbhai Harkhabhai Balar
C.	Block No. 125 paikie	2765.50	1. Govindbhai Jivabhai alias Jivrajbhai Balar 2. Gauriben w/o. Govindbhai Jivabhai alias Jivrajbhai Balar 3. Jayeshbhai Govindbhai Balar
D.	Block No. 125 paikie	2765.50	1. Govindbhai Jivabhai alias Jivrajbhai Balar 2. Sangeetaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar 3. Vanitaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar
E.	Block No. 125 paikie	2765.50	1. Manubhai Jivabhai alias Jivrajbhai Balar 2. Hemisha d/o. Manubhai Jivabhai alias Jivarajbhai Balar 3. Richa d/o. Manubhai Jivabhai alias Jivarajbhai Balar
	Total land	14062.00	

Entry to that effect was mutated on the revenue records vide entry No. 1668 dated 20/04/2010 and the said entry was duly certified on 28.06.2010.

During investigation of revenue records of the said land, I have found that Jivabhai alias Jivrajbhai Harkhabhai Balar died on 30.05.2016 and Shamuben alias Samjuben w/o. Jivabhai alias Jivrajbhai Harkhabhai Balar also died earlier on 16.05.1996 leaving behind their straight line legal heirs namely (1) Govindbhai Jivabhai alias Jivrajbhai Balar, (2) Gauriben w/o. Govindbhai Jivabhai alias Jivrajbhai Balar, (3) Jayeshbhai Govindbhai Balar, (4) Sangeetaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar w/o. Pravinbhai Italiya, (5) Vanitaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar w/o. Bhavesh Sonani, (6) Chandrikaben w/o. Manubhai Jivabhai alias Jivarajbhai Balar, (7) Keyur Manubhai Balar, (8) Hemisha d/o. Manubhai Jivabhai alias Jivarajbhai Balar w/o.



Bhadreshbhai Ramjibhai Gujarati, (9) Richa d/o. Manubhai Jivabhai alias Jivarajbhai Balar w/o. Nileshbhai Gordhanbhai Ramani, (10) Champaben d/o. Jivabhai alias Jivrajbhai Harkhabhai Balar w/o. Vaghjibhai Vaghasiya, (11) Lilaben d/o. Jivabhai alias Jivrajbhai Harkhabhai Balar w/o. Zinabhai Beladiya, (12) Shivuben d/o. Jivabhai alias Jivrajbhai Harkhabhai Balar w/o. Nathabhai Jivani and (13) Manubhai Jivabhai alias Jivrajbhai Balar. That Surat Municipal Corporation (S.M.C.), Public Health Department, Athwa Zone, Surat has issued death certificate of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar on 01.06.2016 bearing certificate No. AZ 2016 2389. Thereafter City Talati, Umra, Surat has issued pedhinamu of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar on 06.10.2016 bearing serial No. 60. During his lifetime, he executed a Will on 26.05.2007. That the said Will was registered later in the office of sub-registrar, Surat – 8 (Rander) at serial No. 591 dated 15.06.2016 through the witnesses namely (1) Jigneshkumar Himmatbhai Balar, (2) Babubhai Ravjibhai Mavani and (3) Babubhai Naranbhai Rajput. As per the direction of the said Will, the said land was bequeath in the name of Manubhai Jivabhai alias Jivrajbhai Balar. Entry to that effect was mutated in the revenue records vide entry No. 2380 dated 20/11/2019 and the said entry was duly certified on 13.01.2020.

That as per direction of the said Will of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar, Manubhai Jivabhai alias Jivrajbhai Balar became sole and absolute owner of the said land and thereafter he challenged the above entry No. 1668 dated 20/04/2010 and filed a R.T.S. Appeal before Dy. Collector, City Prant, Surat against the legal heirs of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar namely Govindbhai Jivabhai alias Jivrajbhai Balar & others. In the said matter, Dy. Collector, City Prant, Surat vide his order No. R.T.S./ Appeal No. 217/ 2018 dated 23.09.2019 had partially granted the application of the plaintiff i.e. Manubhai Jivabhai alias Jivrajbhai Balar and also ordered to mutate the name of Manubhai Jivabhai alias Jivrajbhai Balar in the revenue records on the basis of the registered Will of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar. Entry to that effect was mutated in the revenue records vide entry No. 2368 dated 25/09/2019 and the said entry was duly certified on 19.11.2019.

That as per Gujarat Town Planning and Urban Development Act, 1976, Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan) was applied to the said land bearing Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu** and in the said Scheme **Final Plot No. 18** was given to the said land. In the said Scheme, the area of the said land was finalized as under:-

Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan)				
Block No.	O. P. No.	Area as per O.P. (sq.mtrs.)	F. P. No.	Area as per F.P. (sq.mtrs.)
125	18	14062.00	18	11249.00

Under above facts Manubhai Jivabhai alias Jivrajbhai Balar became sole and absolute owner of the whole land bearing **Final Plot No. 18** admeasuring 11249.00 sq.mtrs. of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat.



That the said land bearing **Final Plot No. 18** admeasuring 11249.00 sq.mtrs. of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat was converted from agriculture to non-agriculture multipurpose use U/s. L.R.C. 66 of The Bombay Land Revenue Code, 1879 by the order of Collector, Surat bearing order No. 435/ 22/ 20/ 049/ 2020 dated 11.03.2020. Entry to that effect was mutated in the revenue records vide entry No. 2406 dated 11/03/2020 and the said entry was duly certified on 19.05.2020.

That the public notice for any objection against title clear of the property was issued in daily newspaper "**Gujarat Mitra**" dated 03.09.2021 inviting objection if any against issuing title Clearance Certificate of the said property but I have not received any objection within prescribed time.

Thereafter the said land owner Manubhai Jivabhai alias Jivrajbhai Balar sold the said non-agriculture land bearing **Final Plot No. 18** admeasuring 11249.00 sq.mtrs. of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat to **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** by registered sale deed, which was registered in the office of sub-registrar, Surat - 2 (Udhna) at serial No. 3564 dated 28.02.2022. Entry to that effect was mutated in the revenue records vide entry No. 2522 dated 16/03/2022 and the said entry was duly certified on 23.05.2022.

That Manubhai Jivabhai alias Jivrajbhai Balar became sole and absolute owner of the said land by virtue of Will of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar, hence to avoid and rule out any title deficiency in future, the legal heirs of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar namely (1) Govindbhai Jivabhai alias Jivrajbhai Balar, (2) Gauriben w/o. Govindbhai Jivabhai alias Jivrajbhai Balar, (3) Jayeshbhai Govindbhai Balar, (4) Sangeetaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar w/o. Pravinbhai Italiya, (5) Vanitaben d/o. Govindbhai Jivabhai alias Jivrajbhai Balar w/o. Bhavesh Sonani, (6) Chandrikaben w/o. Manubhai Jivabhai alias Jivrajbhai Balar, (7) Keyur Manubhai Balar, (8) Hemisha d/o. Manubhai Jivabhai alias Jivrajbhai Balar w/o. Bhadreshbhai Ramjibhai Gujarati, (9) Richa d/o. Manubhai Jivabhai alias Jivrajbhai Balar w/o. Nileshbhai Gordhanbhai Ramani, (10) Champaben d/o. Jivabhai alias Jivrajbhai Harkhabhai Balar w/o. Vaghjibhai Vaghasiya, (11) Lilaben d/o. Jivabhai alias Jivrajbhai Harkhabhai Balar w/o. Zinabhai Beladiya and (12) Shivuben d/o. Jivabhai alias Jivrajbhai Harkhabhai Balar w/o. Nathabhai Jivani executed registered confirmation deed to confirm the Will of deceased Jivabhai alias Jivrajbhai Harkhabhai Balar dated 26.05.2007 which was registered in the office of sub-registrar, Surat - 8 (Rander) at registration No. 591 dated 15.06.2016 and also confirmed the ownership of **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** by virtue of registered sale deed No. 3564 dated 28.02.2022. That the said confirmation deed was registered in the office of sub-registrar, Surat - 2 (Udhna) at serial No. 8677 dated 16.05.2022.

Under above facts **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** consisting of partners namely (1) Anil Satyanarayan Roongta, (2) Ankit Anil Roongta and



(3) Roongta Rising Wealth Management Private Limited through it's director Ankur Anil Roongta became absolute owner of the said non-agriculture land bearing **Final Plot No. 18** admeasuring 11249.00 sq.mtrs. of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat.

That **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** is incorporated on 24/05/2021 pursuant to section 12 (1) of the Limited Liability Partnership Act., 2008 and the said LLP is registered with Ministry of Corporate Affairs having it's LLP Identification No. AAX-1334.

That the Airport Authority of India has issued NOC for height clearance bearing NOC ID No. SURA/ WEST/ B/ 123021/ 642749 dated 07-02-2022 for the high-rise building construction on the said land.

That the environment clearance certificate under the provisions of The Environment (Protection) Act, 1986 for the building construction on the said land was issued by State Level Environment Impact Assessment Authority (SEIAA), Gujarat bearing No. SEIAA/ GUJ/ EC/ 8(a)/ 732/ 2022 dated 10.03.2022.

That the said land is situated in the residential Zone of Surat Urban Development Authority (SUDA) as per Zoning Certificate bearing No. SUDA/ TEK./ Zon. Certi./ 299801 dated 11.10.2022.

That the NOC for fire & emergency services for high-rise buildings on the said land was issued by Chief Fire Officer, Surat Municipal Corporation (S.M.C.), Surat vide order No. FES/ OUTWARD/ NOC – 702 dated 18.11.2022.

That Town Development Officer, Town Development Department, Surat Municipal Corporation (S.M.C.), Surat vide it's order number : T.D.O./ D.P./ No. 145 dated 25.05.2023 has approved lay out plans and permission for construction / development of high-rise buildings on the said land bearing **Final Plot No. 18** admeasuring 11249.00 sq.mtrs. of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat.

Thereafter the said land owner **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** has organized a residential cum commercial project and started construction of various high-rise buildings on the said non-agriculture land bearing **Final Plot No. 18** admeasuring 11249.00 sq.mtrs. of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's Block No. 125 admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat under the name and style of **"ESTELLA"**.



That **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** has applied for project registration before Gujarat Real Estate Regulatory Authority (GUJ RERA) under the provision of The Real Estate (Regulation and Development) Act, 2016.

That **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** has submitted affidavit cum declaration on 02.06.2023 (Notarised) regarding title of the said land and as per the said affidavit they declare that title of the said land is clear and marketable and no any court litigations are pending on the said land.

That the facts narrated above and documents produced before me for verification, it is found that the titles of **M/s. Skytower Enterprises LLP, a Limited Liability Partnership** are clear, marketable and without any encumbrance and charges.

I have issued this title clear report on the basis of documents provided by the present owner to me.

FINAL CERTIFICATE:-

This is to certify that I have carried out the necessary search for the last 30 years with the Office of Sub Registrar, Revenue Records, local authority and have verified all documents relating to the property and found that the titles of the non-agriculture land bearing **FINAL PLOT NO. 18** admeasuring **11249.00 sq.mtrs.**, Original Plot No. 18 of Draft Town Planning Scheme No. 65 (Vesu Bharthana Althan), Revenue Survey No. 44/2 having it's **BLOCK NO. 125** admeasuring 14062.00 sq.mtrs. of **Village : Bharthana-Vesu**, Sub-district : Surat City [New Sub-district : Majura], District : Surat are clear and marketable without any encumbrance charge.



Rakesh A. Wadhwani
Advocate

Encl :-

Search receipt No. 202201800033136 dated 02.06.2022
Search receipt No. 202201900025067 dated 02.06.2022
Search receipt No. 202232200001236 dated 03.06.2022
Non encumbrance certificate No. 26127 dated 02.06.2022
Non encumbrance certificate No. 14143 dated 02.06.2022
Non encumbrance certificate No. 406 dated 03.06.2022
Non encumbrance certificate application No. 8022023616619 dated 01.06.2023
010473005202202-N

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ ન 44/2 બ્લોક ન 125

Search in : ભરથાણા--વેસુ /BHARTHANA -- VESU

પહોંચ નંબર 202201600036136 અરજી નંબર 25129 અરજી વર્ષ 2022
તારીખ ૨ માહે જુન સને 2022

રજુ કરનારનું નામ રાકેશ એ વાધવાણી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 54 થી 59).....

શોધ અગર તપાસણી.....Year: 1992 2012

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકદરે રૂ.

૩૨૦.૦૦

અંકે રૂપિયા ત્રણ સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

HIRENKUMAR RAVJIBHAI KALSARIYA

સબ રજીસ્ટ્રાર

સુરત - 1 City

અંકે રૂ. : 320.00

20220601670873878

સબ રજીસ્ટ્રાર, સુરત - 1 City

1992

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2012

મિલ્કત પરના બોજા અંગેનું પત્રક

Search in રાકેશ એ વાધવાણી

અરજી નંબર : 26127

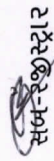
ગામ નું નામ : BHARTHANA -- VESU

મિલ્કતનું વર્ણન રે સ ન 44/2 બ્લોક ન 125

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura મા -21 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

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 ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
રૂ.								



Sub-Registrar Office(SRO) SURAT-1
(Athawa), A/6, Bahumali, Nanpura



અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક નં 125 ટીપી 65 એફપી 18

Search in : Bharthana vesu/Bharthana vesu

પહોંચ નંબર 202201000024059 અરજી નંબર 18183 અરજી વર્ષ 2022
તારીખ 2 માહે જુન સને 2022

રજુ કરનારનું નામ રાકેશ એ વાઘવાની

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 54 થી 59).....

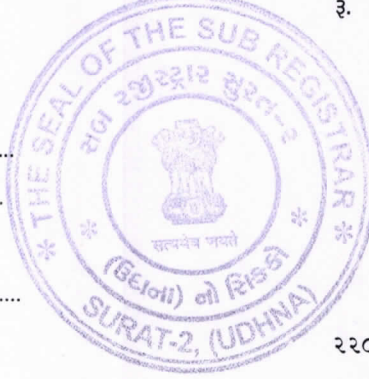
શોધ અગર તપાસણી.....Year: 2012 2022

દંડ કલમ-25.....

કલમ-34 (કલમ-49).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી



220.00

કુલ એકંદરે રૂ. 220.00

અંકે રૂપિયા બે સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

G J Sonagra
સબ રજીસ્ટ્રાર
SURAT

અંકે રૂ. : 220.00

20220601822824669

સબ રજીસ્ટ્રાર, SURAT

2012

2022

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

Search in : રોકેશ એ વાધવાની અરજી નંબર : 14143 ગામ નું નામ : Bharthana vesu

મિલકતનું વર્ણન : બ્લોક નં 125 ટીપી 65 એફપી 18

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-2 Udhana મા -11 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

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 ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વિચાણ રૂ.3206000000.00	રે સ નં-44/5 બ્લોક નં-125 જે નુ 7/12 મુજબ ક્ષેત્રફળ 14062 ચો.મી જેનો આકાર રૂ.19.81 પૈસા છે ટી પી-65(વેસુ-ભરથાણા-અલથાણા) ઓરીજનલ પ્લોટ નં-18 એફ પી-18 જે નુ એફ પી મુજબ ક્ષેત્રફળ 11249 ચો.મી વાળી બિનખેતીની જમીન.			મનુભાઇ જીવાભાઇ ઉર્ફે જીવરાજભાઇ બલર	સ્કાયટાવર એન્ટરપ્રાઇઝીસ એલએલપી વતી અને તરફે તેના ડેઝીગ્નેટેડ/ઓથોરાઇઝડ ભાગીદાર તરીકે અંકુર અનિલ રૂંગટા	28-02-2022	3564	
						28-02-2022		



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-2
Udhana

મિલકત પરના બોજા અંગેનું પત્રક

Search in : રોકેશ એ વાધવાની અરજી નંબર : 14143 ગામ નું નામ : Bharthana vesu

મિલકતનું વર્ણન : બ્લોક નં 125 ટીપી 65 એફપી 18

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-2 Udhana મા -11 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

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	દસ્તાવેજ નંબર	શેરો
કમુલાતનો લેખ રૂ.0.00	રે સ નં-44/5 બ્લોક નં-125 જેનુ 7/12 મુજબ ક્ષેત્રફળ 14062 ચો.મી જેનો આકાર રૂ. 19.81 પૈસા છે ટી. પી-65(વેસુ-ભરથાણા-અલથાણ) ઓરીજનલ પ્લોટ નં-18 એફ પી-18 જેનુ એફ પી મુજબ ક્ષેત્રફળ 11249 ચો.મી વાળી બિનખેતીની જમીન.			ગોવિંદભાઇ જીવાભાઇ ઉર્ફે જીવરાજભાઇ બલર ગૌરીબેન તે ગોવિંદભાઇ જીવાભાઇ ઉર્ફે જીવરાજભાઇ બલરની પત્ની જયેશભાઇ ગોવિંદભાઇ બલર સંગીતા તે ગોવિંદભાઇ જીવરાજભાઇ બલરની દિકરી તથા પ્રવિણભાઇ ઇટાલિયાની પત્ની વનીતા તે ગોવિંદભાઇ જીવરાજભાઇ બલરની દિકરી તથા ભાવેશ સોનાણીની પત્ની ચંદ્રીકાબેન મનુભાઇ બલર કેથુર મનુભાઇ બલર ફેમીશા તે મનુભાઇ જીવરાજભાઇ બલરની દિકરી તથા ભદ્રેશ રામજીભાઇ ગુજરાતીની પત્ની રીયા તે મનુભાઇ જીવરાજભાઇ	મનુભાઇ જીવાભાઇ ઉર્ફે જીવરાજભાઇ બલર	10-05-2022 16-05-2022	8677	



2012

2022

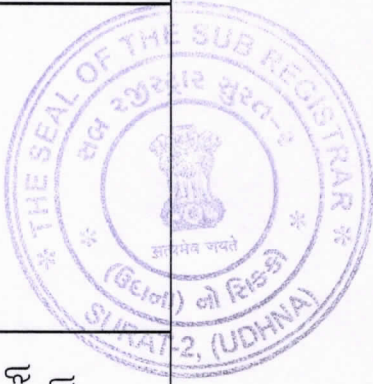
Search in : રાફેશ એ વાધવાની અરજી નંબર : 14143 ગામ નું નામ : Bharthana vesu

મિલકતનું વર્ણન : બ્લોક નં 125 ટીપી 65 એફપી 18

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-2 Udhana મા -11 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

	બલરની દિકરી તથા નિલેશ ગોરધનભાઇ રામાણીની પત્ની ચંપાબેન તે જીવાભાઇ ઉફે જીવરાજભાઇ બલરની દિકરી તથા વાઘજીભાઇ વઘાસીયાની પત્ની લીલાબેન તે જીવાભાઇ ઉફે જીવરાજભાઇ બલરની દિકરી તથા ઝીણાભાઇ બેલડીયાની પત્ની શીવુબેન તે જીવાભાઇ ઉફે જીવરાજભાઇ બલરની દિકરી તથા નાથાભાઇ જીવાણીની પત્ની				
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સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-2
Udhana

857119

RECEIPT

Login ID PDEN		8022023616619		BARCODE				Printed On		17/06/2023 18:02:46	
Department				Superintendent of Stamps And Inspector General Of Registration				Payer Details			
Details				TAX ID (If Any)							
Office Name		S.R.O - Udhana		Full Name		Advocate Rakesh A. Wadhvani					
Location		SURAT		Address		Vesu, Surat					
Year		2023-2024 One time									
Transaction No		Account Head Details		Amount (RS.)		Bank CIN		Date		Bank-Branch	
20230601866511990		Registration Fee (0030-03-104-00) Stamp Duty (0030-02- 102-01)		130.00 5.00		135.00		57000013551003001062366505		01/06/2023 SBIEPAY	
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.

ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

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

Search in : Advocate Rakesh A. Wadhvani અરજી નંબર : 8022023616619 ગામ નું નામ : Bharthana vesu મિલકતનો પ્રકાર: Non-Agriculture
Search Year : 2022 - 2023 મિલકતનું વર્ણન: Survey No : રે. સ. નં. 44/5, બ્લોક નં. 125 જેનું 7/12 મુજબ શ્રે. 14062 ચો.મી છે, ટી. પી. સ્કીમ નં. 65 (વેસુ-ભરથાણા-અલથાણ), ઓ. પી નં. 18,

“એક. પી. નં. 18” કે જેનું એક.પી. મુજબ શ્રે. 11249 ચો.મી. છે.

દસ્તાવેજની આ શોધ S.R.O - Udhana મા 2 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધમા તા

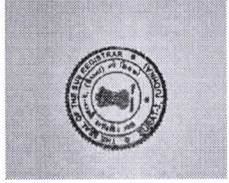
	પત્ની લીલાબેન તે જીવાભાઇ ઉદે જીવરાજભાઇ બલરની દિકરી તથા ઝીણાભાઇ બેલડીયાની પત્ની શીવુબેન તે જીવાભાઇ ઉદે જીવરાજભાઇ બલરની દિકરી તથા નાથાભાઇ જીવાણીની પત્ની			
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ઇ -પ્રોમેન્ટ ટ્રાન્ઝેક્શન ID No.20230601866511990 તા 01-06-2023 થી મળેલ છે.

શોધ ફી 30.00

EC. ફી 100

Search by : સબ-રજીસ્ટ્રાર S.U.GADHAVI



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