

DHAVAL M. PATEL & ASSOCIATES

ADVOCATES

MANUBHAI A. PATEL

DHAVAL M. PATEL

DINESH K. PATEL

SNEHAL M. PATEL

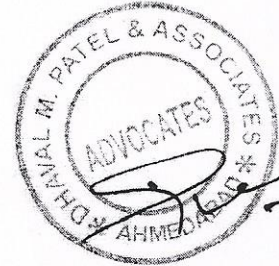
VAISHALI D. PATEL

DHARMISTHA D. PATEL

Date : 03 / 10 / 2018

TITLE CERTIFICATE WITH REPORT

To,
Babulal Amtharam Patel
The Administrator / Partner
for the on behalf of partnership
firm namely Associated Engineers
Resi. at Ahmedabad.



In respect of the old tenure agricultural land admeasuring about Hec. Are. Sq. mtrs 0-64-19 of Survey No.74/2 of Account No.357 of the outer skirts of the moje Chenpur Village of Taluka Gnatlodiya in the Registration District of Ahmedabad Sub-district Ahmedabad-8 (Sola) which has been included in T.P.Scheme No.66 (Ranip-Chenpur-Chandlodiya) and allotted by Final Plot No.184/3 admeasuring about 3851 sq.mtrs of land stated as joint, physical, ownership, possession, use, free from encumbrances and marketable by Babulal Amtharam Patel, Administrator / Partner for and on behalf of the partnership firm namely Associated Engineers and producing the following documents demanded the Title Clearance Certificate from us,

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Email : dhavallegal@gmail.com dhvakil72@gmail.com

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The documents produced :



1. The copy of 7/12 of the said survey number 74/2.
 2. The copy of mutation entries of the said survey number 74/2.
 3. Copy of "F" Form given by AUDA in respect of the said land.
 4. The certificate dated 5.1.2011 of Mamlatdar, Dascroi regarding not found the entry nos.203 and 268 mutated in the said survey number.
 5. The search report made in the office of the Sub-registrar, Ahmedabad in respect of the said land.
 6. Copy of Zoing Certificate dated 20.12.2010 given by AUDA.
 7. Copy of Index dated 10.08.2011 of Registered Documents bearing No.14773.
 8. Copy of Index of Declaration done vide Registration No.16453, dated 12.09.2011 in respect of the said land.
 9. Copy of N.A.Order.
-
1. The Account Holder Shri Naranbhai Shankarbhai of old tenure agricultural land admeasuring about Hec.Are.Sq.mtrs. 1-71-99 of survey No.74 of Account No.357 of moje village Chenpur of Taluka Ghatlodiya in the Registration District of Ahmedabad Sub-district Ahmedabad-8 Sola had on date 16.02.1970 distributed to his sons namely Ramanbhai Naranbhai and

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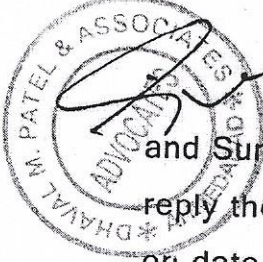
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and Sureshbhai Naranbhai and in lieu thereof on the basis of their reply the entry No.593 has been mutated in village namuna No.6 on date 20.02.1970, the said entry granted on date 10.07.1970.

2. Thereafter, the Account Holder of the said land Shri Ramanbhai Naranbhai had availed the loan from the Ahmedabad District Co-operative Bank Limited, Sabarmati Branch hence for the said charge the entry No.650 has been mutated in the village namuna No.6 on dated 04.06.1975, the said entry has been granted on date 08.02.1977.
3. Thereafter, there was a charge of Ahmedabad District Co-operative Bank Ltd over the said land, on payment thereof the entry No.719 regarding deletion of charge has been mutated in village namuna No.6 on date 14.09.1981, the said entry has been granted on date 19.01.1982.
4. Thereafter, the owner occupier of the said land Ramanbhai Naranbhai, Sureshbhai Naranbhai have for and on behalf of Ellora (Chenpur) Co-op. Hous.Soc. Ltd, (proposed) being the main promoter and by themselves in their personal capacity executed one registered agreement to sell to Akhil Dipakbhai, the said deed has been registered in the office of the Sub-Registrar, Vadaj vide serial No.587, dated 06.02.2003 and registering the said agreement to sell in the Vadaj Sub Registrar office executed the deed of cancellation agreement to sell has been rejected.

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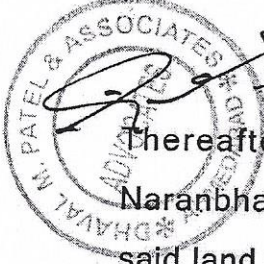
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Thereafter, the owners occupiers of the said land Ramanbhai Naranbhai and Sureshbhai Naranbhai had sold and conveyed the said land to Manojbhai Becharbhai, Kirtibhai Becharbhai, Vinubhai Becharbhai, Monghiben daughter of Somabhai Shardulbhai and wife of Becharbhai Tejabhai, Bhartiben Maheshkumar Mehta and Bakulaben Kirtikumar Mehta daughter of Maneklal Somchand Shah on 19.02.2004 in consideration of Rs.7,20,000/- by registered sell deed No.993 and in lieu thereof the entry in that regard mutated in village namuna No.6 vide entry No.1019, dated 20.02.2004, the said entry has been granted on date 31.03.2004 and on the same day the straight line legal heirs of the vendors of the said land serial Nos. 1 to 16 have executed the deed of consent in favour of the aforesaid purchasers, the said deed has been registered in the office of the Sub Registrar, Vadaj vide serial No.994, dated 19.02.2004.

5. Thereafter, amongst the owners occupiers of the said land amongst the 50% share holders Monghiben daughter of Somabhai Shardulbhai and wife of Becharbhai Tejabhai had gifted to Manojbhai Becharbhai, Kirtibhai Becharbhai, Vinubhai Becharbhai vide registered deed No.14454 on date 29.07.2008 and got deleted their names from the said land and for that the entry to that effect mutated in village namuna No.6 vide entry No.1272, dated 14.10.2008 but along with the entry as there was no separate gift deed for the area of survey nos.66 and 74, the said entry was cancelled on date 04.12.2008.

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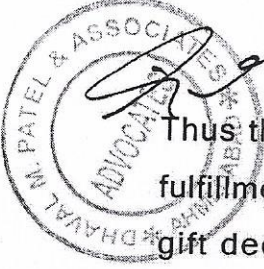
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Thus the reason for which the aforesaid entry was cancelled, on fulfillment of the said detail means on the basis of the amendment gift deed No.10707, dated 17.06.2010 for the earlier executed gift deed No.14454, dated 29.07.2008, the new entry No.1436, dated 15.07.2010 has been mutated to enter the names who have taken the said land by virtue of gift and to delete the name who have given the gift, the said entry was granted on date 16.11.2010 and accordingly the names of Manojbhai Becharbhai, Kirtibhai Becharbhai, Vinubhai Becharbhai being the 50% co-opertitioner and for the rest of 50% the names of Bhartiben Maheshkumar, Bakulaben Kirtikumar daughter of Maneklal Somchand have been continue as the owner, occupier in the revenue record.

6. Thereafter, consequent upon the receipt of Town Planning Scheme No.66 (Ranip-Chenpur-Chandlodiya) by the Ahmedabad Urban Development Authority, Ahmedabad in respect of the said survey number Form-F as per rule-21 and 35, in respect of the said land including the land admeasuring Hec.Are.Sq.mtrs 1-71-99 means 17199 sqyare meter into final plot No.184, allotted the final plots by 184/2, 4079 sq.mtrs and 184/3, 3851 sq.mtrs and 184/4, 2389 sq.mtrs. Thus, the said survey No.74 has been allotted the final plots as aforesaid and under the provisions of section-17 (1) (A) of Gujarat Town Planning and Urban Development Act,1976 on receipt of the approval by the State Government being the proposal of revised development scheme came into force from the

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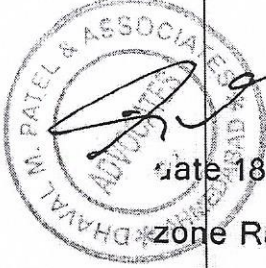
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date 18.05.2002, including the said land as Residential Type-1 zone Ranip-Chenpur-Chandlodiya in T.P.Scheme No,66 and for that a zoning certificate has been issued on date 20.12.2010 by Ahmedabad Urban Development Authority.

7. Thereafter, non-agricultural permission has been granted in respect of the land of Moje Chenpur, Ta.Ghatlodiya survey No.74, T.P.No. 66 Final Plot No.184/2 admeasuring about 4079 sq.mtrs for the residential purpose vide order No.CB/ADM/NA/SR/128/2011 dated 21/06/2011 by District Collector, Ahmedabad. Entry to that effect has been mutated in the revenue record vide Entry No.1543 dated 17/08/2011. The said entry has been certificated on dated 11.11.2011.
8. Thereafter, non-agricultural permission has been granted in respect of the land of Moje Chenpur, Taluka Ghatlodiya, Survry No.74, T.P.No.66 , Final Plot No.184/3 admeasuring about 3851 Sq.Mters. for the residential purpose vide order No.CB/ADM/NA/SR/127/2011 dated 21/06/2011 by District Collector, Ahmedabad. Entry to that effect has been mutated in the revenue record vide Entry No.1544 dated 17/08/2011. The said entry has been certificated on dated 11.11.2011.
9. Thereafter, non-agricultural permission has been granted in respect of the land of Moje Chenpur, Ta.Ghatlodiya survey No.74, T.P.No.66 Final plot No.184/4 admeasuring about 2389 sq.mtrs

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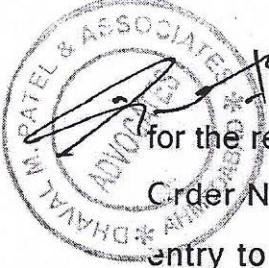
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for the residential purpose vide Hon'ble District Collector, Ahmedabad
Order No.CB/ADM/N.A./S.R./129/2011, dated 26.05.2011 and
entry to that effect has been mutated in the revenue record vide
Entry no.1544, dated 17.08.2011, the said entry has been granted
on date 11.11.2011.

Thus, being the owners occupiers for the 50% co-partitioner
share Manojbhai Becharbhai, Kirtibhai Becharbhai, Vinubhai
Becharbhai and for rest of the 50% Bhartiben Maheshkumar,
Bakulaben Kirtikumar daughter of Maneklal Somchand become
the owners occupiers on sell rights.

10. Thereafter, amongst the Survey No.74 Hec.Are.Sq.,trs 1-71-99
land paiki for the land admeasuring about 6419 sq.mtrs of Draft
T.P.No.66 final plot No.184/3 admeasuring about 3851 sq.mtrs
of land which has been converted to non-agricultural for the
residential purpose, being the owners occupiers of the said land
(1) Manojbhai Becharbhai Gamara (2) Kirtibhai Becharbhai Gamara
(3) Vinubhai Becharbhai Gamara (4) Bhartiben Maheshkumar Mehta
(5) Bakulaben Kirtikumar Mehta daughter of Maneklal Somchand
and for and on behalf of above No.4 and 5 their P.O.A. Rajiv
Maheshkumar Mehta had sold and conveyed the said land on date
24.08.2011 vide registered sell deed No.14773 to Babulal Amtharam
Patel being the partner and for and on behalf Associated Engineers
namely partnership firm, for which in the revenue record the entry
No.1548, dated 29.08.2011 has been mutated, the said entry
has been granted on date 11.11.2011 by the competent Authority.

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11. Thereafter, in respect of the Moje Chenpur, Ta.Ghatlodiya, Revenue Survey no.74 as per the D.I.L.R. Ahmedabad Order No.KJP/ C.P./No.27, dated 12.04.2012 on receipt of deletion statement,

according to the modification mentioned in it, from the said survey number the survey No.74/2 Hec.Are.Sq.mtrs, 0-64-19 Akar Rs.16.79 paise land in the column of the land owner the Partnership Firm namely Associated Engineers, 6914 sq.mtrs, T.P.No.66, Final Plot no.184/3, admesuring about 3851 sq.mtrs non-agricultural lands has been shown and accordingly the entry for such KJP Durasti has been mutated in the revenue record vide Entry No.1599, dated 21.04.2012 and the said entry has been granted on date 22.06.2012.

12. Thereafter, looking to the entry no.1603 given in the said survey number being new village vide Government Revenue Resolution No.PFR/102011/275/L/1, dated 17.03.2012 on rebinding the Ahmedabad District City and Dascroi Taluka, two new Taluka Ahmedabad East and Ahmedabad West have been formed, under which the Dascroi Taluka Chenpur village has been included in Ahmedabad City (West), the entry to that effect mutated in the revenue record vide entry no.1603, dated 03.05.2012 and the said entry has been granted on date 05.05.2012.

13. Owner and occupants of the said land Patel Babulal Amtharam and others given a power for administration to co-owners and occupants Patel Pulkitbhai Jyantibhai and Patel Babulal Amtharam

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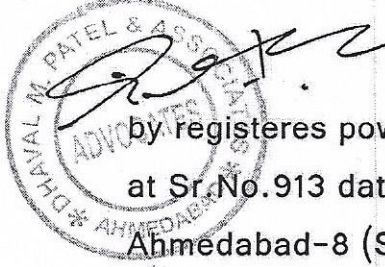
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by registers power of attorney. The said documents is registered at Sr.No.913 dated 06.02.2014 at office of the Sub-Registrar of Ahmedabad-8 (Sola).

14. After that 20.45 Sq.mtrs land out of 6449 Sq.mtrs Non-agriculture land of Final Plot No.184/3 of T.P.Scheme No.66 was given on lease by Assocized Engineers a partnership firm to Torrent Power Limited. The said lease deed is registered at Sr.No.6142/2015 dated 17/06/2015 at office of Sub-registrar Ahmedabad-8 (Sola).
15. That after as per the mutation entry No.1952, undivided 46.41 sq.mtrs. share of the said land was transfer to Mistry Bhargav Pravinkumar for Flat No.A/403.
16. Now, I find that construction for residential flats has been carried out by the said firm and they sold and conveyed the flat with undivided share of the said land therefore the purchaser who had purchased the property situated over the said land have rights and the land which is still in possession of the said firm without any charges and encumbrance.

TITLE CERTIFICATE

Thus, while studying aforesaid documents produced before me, I the Advocate Dinesh K. Patel opined as under :

The land of Gujarat State Registration District Ahmedabad Sub-district Ahmedabad-8 (Sola) Taluka Ghatlodiya Moje Chenpur

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village bearing Account No.357 having survey No.74/2 Hec.Are. Sq.mtrs 0-64-19 old tenure agricultural land which has been included in T.P.Scheme No.66 (Ranip-Chenpur-Chandlodiya) and the land of Final Plot No.184/3 admeasuring about 3851 sq.mtrs which has been N.A.for the residential purpose for which Patel Babulal Amtharam the administrator / partner of the partnership firm namely Associated Engineers become the owner and occupier of the said land on sell rights.

It does not appear that any of the institution or banks have any charge over the said land and it also not appear that any one is having any share, right-part except Patel Babulal Amtharam the administrator / partner of the partnership firm namely Associated Engineers in the said land and it clearly transpires that the said property is clear and free from encumbrances and marketable.

I have carried out the search in respect of the said land from 2005 to 03.10.2018 to my office colleague and looking to it on date 06.02.2003 a registered agreement to sell was executed vide serial No.587 but the said agreement to sell appears to have been cancelled vide serial No.992 on date 19.02.2004 means for the said executed agreement to sell the deed of cancellation has been executed. And expect the entry mutated in the present 7/12 of the said land no other transactions appears to have been happened in it.

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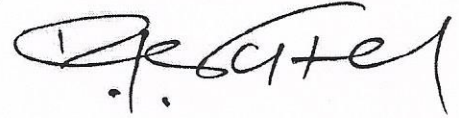
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Thus, the said land appears to be clear, free from encumbrances and on the sell rights of the said land it appears that Patel Babulal Amtharam, Resident of Ahmedabad, the administrator / partner of the partnership firm namely Associated Engineers become the owner and occupier of the said land.

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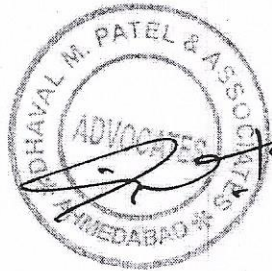
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Through Me



For, Dhaval M. Patel & Associates

(Dinesh K. Patel) Advocate



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અરજી પહોંચ

મેલકતનું વર્ણન સ.નં-74-2 ટીપી-66 એફપી-184-3

Search in : ચેનપુર/CHENPUR

સર્કિલ રિજીસ્ટ્રાર

પહોંચ નંબર: ૨૦૧૮૩૦૮૦૩૫૯૫૭

અરજી નંબર:

૧૬૬૮૩

અરજી વર્ષ:

૨૦૧૮

તા: ૩

માહે: ઓક્ટોબર

સને: ૨૦૧૮

રજી કરનારનું નામ ધવલ એમ પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

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શોધ અગર તપાસણી.....

Year: ૨૦૧૩

૧૪૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

૧૪૦

અંકે રૂપીયા એકસો ચાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(R.S.RABARI)

સબ રજીસ્ટ્રાર

અમદાવાદ-૮ સોલા

IGR-NIC

3246924476199423085

૩/૧૦/૨૦૧૮

૨:૪૫:૧૭ pm

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

મિલકત પરના બોજા અંગેનું પત્રક

Search in ધવલ એમ પટેલ

ગામ નું નામ : CHENPUR

અરજી નંબર : ૧૬૬૮૩

મિલકતનું વર્ણન : સ.નં-74-2 ટીપી-66 એફપી-184-3

દસ્તાવેજની આ શોધ ઓસ.આર.ઓ - 8 Solab

મા -5

વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદિત રહેશે આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની 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 ક્ષેત્રફળ આકાર અથવા કુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	થેરો
				નોંધણીની તારીખ		
45-એ મુજબનું મુખત્યારનામું	સર્વે નં.-74/2 ની 6419 ચો મી જમીન ફાફટ ટી પી નં.-66 ફા. પ્લોટ નં.-184/3 ની 3851 ચો.મી રહેણાંકના હેતુની બીનખેતીની જમીન	બાબુલાલ અમથારામ પટેલ પુષ્પાબેન બાબુલાલ પટેલ રાગીણીબેન કિરીટકુમાર પટેલ ઇન્દીરાબેન હસમુખભાઈ પટેલ પુલકીતભાઈ જયંતીભાઈ પટેલ મુકતબેન પુલકીતભાઈ પટેલ વિજયકુમાર કાન્તીલાલ પટેલ બાબુભાઈ અમથારામ પટેલ એચ.યુ. એફ નાં કર્તા પટેલ બાબુભાઈ અમથારામ	પુલકીતભાઈ જયંતીભાઈ પટેલ બાબુલાલ અમથારામ પટેલ	05/02/2018	૮૧૩	
રે. ૦				05/02/2018		



તારીખ : 03/10/2018

સબ-રજીસ્ટ્રાર
ઓસ.આર.ઓ - 8 Solab

2013

2018

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

મિલ્કત પરના બોજા અંગેનું પત્રક

Search in ધવલ એમ પટેલ

ગામ નું નામ : CHENPUR

મિલ્કતનું વર્ણન સ.નં-74-2 ટીપી-66 એફપી-184-3

અરજી નંબર : ૧૬૬૮૩

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 8 Solah મા -5 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા _____ સુધીના 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 નુક્સાની માટેના કોઇપણ હકદારવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (લાઠા પટાના ડિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
ભાડાપત્રે શ્રી. ૧૦૧૦	સર્વે નં.-74/2 ની 6419 ચો મી જમીન ફાફટ ટી.પી નં.-66 ફા.પ્લોટ નં.-184/3 ની 20.45 ચો.મી બીનીખેતીની જમીન	Associated Engineers a partnership firm through its Authorised Partner Mr. Pulkitbhai Jayantibhai Patel for self & POA Holder No (1) to (8) (1) Babulal Amtharam Patel (2) Pushpaben Babulal Patel (3) Raginiben Kiritkumar Patel (4) Indiraben Hasmukhlal Patel (5) Muktaben Pulkitbhai Patel (6) Vijaykumar Kantilal Patel (7) Babulal Amtharam Patel HUF (8) Kiritkumar Keshavlal Patel HUF.	Torrent Power Limited	૧૭/૦૬/૨૦૧૫ ૧૭/૦૬/૨૦૧૫	૬૧૪૨	

તારીખ : ૦૩/૧૦/૨૦૧૮

સબરજીસ્ટ્રાર
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