

Vijay Khodidas Chauhan

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Court Road,
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(M): 9825552856



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ
બીજો માળ, ડૉ. શિવનાથ બિલ્ડીંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર – ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૫૨૮૫૬

TO WHOM SO EVER IT MAY CONCERN

REF :

Investigation of title to land admeasuring 6793.40 Sq.Mts., comprised in Plot No.1 to 81 [with a condition to pay N.A. assessment & N.A. lease for land admeasuring 1400.95 Sq.Mts. for internal common road & curve and land admeasuring 912.65 Sq.Mts. for common plot, total admeasuring 9107.00 Sq.Mts.], comprising in Non Agricultural land of F.P.No.19-2 of T.P.Scheme No.12 [Tarsamiya], Allotted against Original Revenue Survey No.69/2 paiki, known as **SHREE OM RESIDENCY** of village Tarsamiya, Taluka and District Bhavnagar belonging to **SAVJIBHAI JAGJIVANBHAI SONANI**.

I have investigated title to land admeasuring 6793.40 Sq.Mts., comprised in Plot No.1 to 81 [with a condition to pay N.A. assessment & N.A. lease for land admeasuring 1400.95 Sq.Mts. for internal common road & curve and land admeasuring 912.65 Sq.Mts. for common plot, total admeasuring 9107.00 Sq.Mts.], comprising in Non Agricultural land of F.P.No.19-2 of T.P.Scheme No.12 [Tarsamiya], Allotted against Original Revenue Survey No.69/2 paiki, known as **SHREE OM RESIDENCY** of village Tarsamiya, Taluka and District Bhavnagar is in ownership and possession of **SAVJIBHAI JAGJIVANBHAI SONANI** on the basis of title documents and other evidences as enlisted in the Annexure attached herewith.

1. That agricultural land admeasuring Acre 3-25 Guthas of survey No.68/1 paiki and agricultural land admeasuring Acre 6-01 Guthas of survey No.69/2 and other agricultural lands of survey No.15/3 paiki, 37 and 75 of village Tarsamiya, Taluka and District Bhavnagar was recorded at the time of promulgation of revenue record in the name of Bai Uji, widow of Naran Ukad through its administrators Bhikha Raghav and Savji Ghusa in village form No.6 vide entry No.50 dated 25.09.1951 and thereafter names of said administrators were deleted from revenue record vide entry No.385 dated 17.06.1968.
2. That said land came within Bhavnagar Municipal area on extension of the city limit vide notification dated 06.03.1962 of Health and Industries Department and effect of said notification was carried out in record of rights vide revenue vide entry No.221 dated 12.01.1963.
3. Thereafter name of Shamuben Naranbhai, daughter of Ujiben Naranbhai and Davalben Ukkadbhai, sister-in-law of Ujiben



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અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
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(મો): ૯૮૨૫૫૫૨૮૫૬

Naranbhai were entered with the name of Bai Ujiben Naranbhai in record of rights vide revenue entry No.387 dated 30.10.1968.

4. Thereafter said Bai Ujiben Naranbhai, widow of Naran Ukad had filed revenue appeal before The Deputy Collector, Bhavnagar against entry No.387 dated 20.10.1968 in which name of Shamuben Naranbhai and Davalben Ukadbhai were entered without confirmation of Ujiben Naranbhai and The Deputy Collector, Bhavnagar vide its order dated 23.12.1994, allowed said appeal and set aside/cancelled said entry No.387 daed 20.10.1968 and effect of said order was carried out in record of right vide revenue entry No.1606 dated 28.12.1994.
5. That said Davalben Ukadbhai, sister-in-law of Ujiben Naranbhai had filed Special Civil Suit No.102 of 1994 for declaration of her 1/3 share, rights, title in agricultural land of survey No.68/1 paiki, 69/2, 37, 15 paiki and 75 of village Tarsamiya, Taluka and District Bhavnagar in the court of The Senior Civil Judge, Bhavnagar.
6. Ujiben Naranbhai had filed Special Civil Application No.8713 of 1998 on 05.10.1998 in the High Court of Gujarat against the order passed in matter of illegal revenue entry No.387 dated 20.10.1968 by Additional secretary [Appeal] in Revenue Appeal No.11 of 1997 dated 14.08.1998 and entry regarding order passed by Hon'ble High Court of Gujarat on 16.11.1998 in Special Civil Application No.8713 of 1998 was entered in record of rights vide revenue entry No.1925 dated 19.11.1998 and order dated 21.12.1998 was entered in record of rights vide revenue entry No.1929 dated 28.12.1998.
7. Entry regarding the order dated 14.11.1998 passed by The Additional Collector, Urban Land Ceiling Office, Bhavnagar for various survey numbers of village Tarsamiya, Taluka and District Bhavnagar came within the area of The Urban Land [Celing & Regulation] Act-1976 in Bhavnagar City urban limit was carried out in record of rights vide revenue entry No.1930 dated 22.01.1999.
8. Ujiben Naranbhai had sold her agricultural land admeasuring Acre 3-25 Guthas and Acre 6-01 Guthas, total admeasuring 9-26 Guthas of survey No.68/1 and 69/2 respectively of village Tarsamiya, Taluka and District Bhavnagar to Virjibhai Dayabhai Patel vide sale deed registered at No.6935 dated 04.12.1999 and said lands were mutated in the name of said purchaser in record of rights vide revenue entry No.2143 dated 26.09.2000, but as revenue entry No.1925 and 1929 was in existence for civil matter of Special Civil Application No.8713 of 1998, said entry No.2143 dated 26.09.2000 was put on hold by Taluka Mamlatdar on 12.07.2001.
9. Hon'ble High Court of Gujarat declared final judgment on 25.04.2007 in revenue appel matter of Special Civil Application No.8713 of 1998 and dismissing said appeal with



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અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
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reason that as Special Civil Suit No.102 of 1994, regarding the title of agricultural land bearing survey No.68/1 & 69/2 are pending in the court of The Civil Judge [S.D.], Bhavnagar, denied to interfere in the said revenue appeal matter.

10. Entry regarding the order dated 20.07.2008 passed by Taluka Mamlatdar, Bhavnagar for correction of various errors occurred during data entry of revenue record of village form No.7/12 at the time of computerization of revenue record in various survey numbers of village Tarsamiya, Taluka and District Bhavnagar was corrected in record of rights vide revenue entry No.3532 dated 08.08.2008.
11. Thereafter revenue entry regarding the sell of land of survey No.68/1p3 and 69/2 of village Tarsamiya, Taluka and District Bhavnagar to Virjibhai Dayabhai Patel vide sale deed registered at No.6935 dated 04.12.1999 was entered in record of rights vide revenue entry No.3785 dated 14.02.2012 and said entry was sanctioned by Taluka Mamlatdar, Bhavnagar on 20.07.2012.
12. Ujiben Naranbhai died intestate on 12.05.2009 leaving behind her only single legal heirs viz. her daughter Shamuben Naranbhai and name of her heirs Shamuben Naranbhai was entered in record of rights vide revenue entry No.3791 dated 14.03.2012, but Taluka Mamlatdar, Bhavnagar had cancelled said entry on 03.06.2012 with a reason that attasted documents with said entry was insufficient.
13. On application dated 03.09.2012 of Virjibhai Dayabhai for correction of mistake occurred in village form No.7/12 of survey No.68/1 and 69/2 during data entry of computerization of land records was carried out in record of rights vide revenue entry No.3818 dated 18.09.2012.
14. The Additional Senior Civil Judge, Bhavnagar vide its judgment and order dated 11.01.2013, dismissed Special Civil Suit No.102 of 1994, filed by Davalben Ukadbhai, sister-in-law for 1/3 share and title in land of survey No.68/1 paiki and 69/2 and against said judgment and order, Regular Appeal No.8 of 2013 was filed in the Court of The Principal District Judge, Bhavnagar and The Principal District Judge, Bhavnagar vide its order dated 16.03.2013 said appeal of Davalben Ukadbhai was dismissed and thus whole litigation come to end.
15. [1] Virjibhai Dayabhai Patel, [2] Nileshbhai Naranbhai Patel, [3] Kashiben Naranbhai Patel, [4] Arvindbhai Meghajibhai Jasoliya and [5] Hariben Meghajibhai Jasoliya entered in co-partnership deed vide registered at No.3037 dated 30.10.2013 in the office of The Sub Registrar, Bhavnagar-4 and said Virjibhai Dayabhai Patel brought his agricultural land admeasuring H.A.Sq.Mts.1-46-70, 20-43-83 and 0-89-03 of survey No.68/1 paiki 3, 69/2 and 15/3 paiki 3 respectively of village Tarsamiya, Taluka and District Bhavnagar as his capital and said lands were mutated in their joint names in



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અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
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record of rights vide revenue entry No.3881 dated 01.11.2013 and same was certified by Mamlatdar, Bhavnagar [Rural] on 07.12.2013 and thereafter they entered into supplementary deed for name of their said partnership as **NARAYAN DEVELOPERS** vide registered at No.3134 dated 17.11.2013 in the office of The Sub Registrar, Bhavnagar-4.

16. That said [1] Virjibhai Dayabhai Patel, [2] Nilesbhai Naranbhai Patel, [3] Kashiben Naranbhai Patel, [4] Arvindbhai Meghjbhai Jasoliya and [5] Hariben Meghjbhai Jasoliya, joint occupants had partitioned their joint agricultural land recorded in village account No.284 and effect of said partitioned was carried out in revenue record in village form No.6 vide entry No.4081 dated 27.07.2017 and same was certified by Mamlatdar, Bhavnagar [Rural] on 24.10.2017 and as per said entry, agricultural land of survey No.15/3 paiki 3 come to the share of Virjibhai Dayabhai Patel and agricultural land of survey No.68/1 paiki 3 and 69/2 come to the hands and possession of [1] Virjibhai Dayabhai Patel, [2] Nilesbhai Naranbhai Patel, [3] Kashiben Naranbhai Patel, [4] Arvindbhai Meghjbhai Jasoliya and [5] Hariben Meghjbhai Jasoliya jointly.

17. T.P.Scheme No.12 [Tarsamiya] has been sanctioned as preliminary T.P.Scheme No.12 [Tarsamiya] u/s.65 of Gujarat Town Planning Act-1976 by Urban Department, Gandhinagar vide its notification dated 04.03.2014 and land admeasuring 8828.00 Sq.Mts. and 1443.00 Sq.Mts. respectively of F.P.No.23/1 and F.P.No.23/2 has been allotted against survey No.68/1p3 and land admeasuring 7961.00 Sq.Mts. and 9107.00 Sq.Mts. respectively of F.P.No.19/1 and 19/2 has been allotted against survey No.69/2.

18. That preliminary T.P.Scheme No.12 [Tarsamiya] has been sanctioned as Final Town Planning Scheme No.12 [Tarsamiya] vide notification dated 02.01.2017 of Urban Department, Gandhinagar and in the said final sanctioned of T.P.Scheme, allotment provision for survey No.68/1p3 and 69/2 remains same without any change as allotted at the time preliminary sanction of T.P.Scheme No.12 [Tarsamiya].

19. Hariben Meghjbhai Jasoliya, one of the co-owner died intestate on 20.10.2016 leaving behind her share in the above lands in the hands of his sons Batukbhai Meghjbhai Jasoliya, Rameshbhai Meghjbhai Jasoliya and Arvindbhai Meghjbhai Jasoliya and their names were entered in record of rights vide revenue entry No.4050 dated 20.03.2017 and same was certified by Mamlatdar, Bhavnagar [Rural] on 15.05.2017.

20. Batukbhai Meghjbhai Jasoliya and Rameshbhai Meghjbhai Jasoliya had relinquished their rights, tilte and interest in favour Arvindbhai Meghjbhai Jasoliya vide released deed registered at No.760 dated 23.03.2017 in the office of The Sub Registrar, Bhavnagar-4 and names of Batukbhai Meghjbhai Jasoliya and Rameshbhai Meghjbhai Jasoliya were



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deleted from record of rights vide revenue entry No.4067 dated 01.06.2017 and same was certified by Mamlatdar, Bhavnagar [Rural] on 13.07.2017.

21. Entry regarding notification dated 03.01.2015 of Urban Development and Housing Department, Gandhinagar for including remaining all survey numbers of village Tarsamiya, Taluka and District Bhavnagar in city limit of Bhavnagar Municipal Corporation was carried out in record of rights vide revenue entry No.4105 dated 26.03.2018.
22. Bhavnagar Municipal Corporation vide its permission No.TP/0080/17-18 dated 21.08.2017, approved layout plan showing land admeasuring 6705.37 Sq.Mts. of Plot No.1 to 46 with land admeasuring 913.59 Sq.Mts. for common plots and land admeasuring 1488.04 Sq.Mts. for common roads, total land admeasuring 9107.00 Sq.Mts. of F.P.No.19/2, allotted in T.P.Scheme No.12 [Tarsamiya] against original revenue survey No.69/2 of village Tarsamiya, Taluka and District Bhavnagar.
23. The Collector, Bhavnagar District, Bhavnagar vide its order No.Land/4/section65[1]/6995/2018 dated 04.05.2018, sanctioned conversion of land admeasuring 9107.00 Sq.Mts. of survey No.69/2 paiki, T.P.Scheme No.12 [Tarsamiya], O.P.No.19, F.P.No.19/2 of village Tarsamiya, Taluka and District Bhavnagar from agricultural into Non Agricultural in residential purpose.
24. Bhavnagar Municipal Corporation approved revised layout plan showing land admeasuring 6793.40 Sq.Mts., comprised in Plot No.1 to 81 with land admeasuring 1400.95 q.Mts. for common road and curve and land admeasuring 912.65 Sq.Mts. for common plot, total admeasuring 9107.00 Sq.Mts., comprising in Non Agricultural land of F.P.No.19-2 of T.P.Scheme No.12 [Tarsamiya], Allotted against Original Revenue Survey No.69/2 paiki of village Tarsamiya, Taluka and District Bhavnagar vide its development permission No.27 dated 03.03.2021.
25. That said non agricultural land of survey No.69/2, F.P.No.19/2, comprised in Plot No.1 to 81 with land admeasuring 1400.95 Sq.Mts. for common road and curve and land admeasuring 912.65 Sq.Mts. for common plot, total admeasuring 9107.00 Sq.Mts., with net plotting area 6793.40 Sq.Mts. were mutated in the name of **NARAYAN DEVELOPERS**, a partnership firm.
26. **SAVJIBHAI JAGJIVANBHAI SONANI** purchased land admeasuring 3911.11 Sq.Mts., comprised in Plot No.1 to 47 [with a condition to pay N.A. assessment & N.A. lease for internal common road, curve and common plots], comprising in No.19-2 of T.P.Scheme No.12 [Tarsamiya], Allotted against Original Revenue Survey No.69/2 paiki of village Tarsamiya, Taluka and District Bhavnagar from **NARAYAN DEVELOPERS**, a partnership firm Nilesh



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અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
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Naranbhai Patel vide sale deed registered at No.2160 dated 11.05.2021 in the office of The Sub Registrar, Bhavnagar-4 and said properties are mutated in the name of said purchaser in revenue record.

27. **SAVJIBHAI JAGJIVANBHAI SONANI** purchased land admeasuring 2882.29 Sq.Mts., comprised in Plot No.48 to 81 [with a condition to pay N.A. assessment & N.A. lease for internal common road, survey and common plots], comprising in No.19-2 of T.P.Scheme No.12 [Tarsamiya], Allotted against Original Revenue Survey No.69/2 paiki of village Tarsamiya, Taluka and District Bhavnagar from **NARAYAN DEVELOPERS**, a partnership firm Nilesh Naranbhai Patel vide sale deed registered at No.2201 dated 17.05.2021 in the office of The Sub Registrar, Bhavnagar-4 and said properties are mutated in the name of said purchaser in revenue record.

28. That the searches of the record for the last 31 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1, 2 and 4 on 16.06.2021, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property. It is hererby certify that the title of **SAVJIBHAI JAGJIVANBHAI SONANI** to the said property briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTIES.**

THE SCHEDULE

BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to land admeasuring 6793.40 Sq.Mts., comprised in Plot No.1 to 81 [with a condition to pay N.A. assessment & N.A. lease for land admeasuring 1400.95 Sq.Mts. for internal common road & survey and land admeasuring 912.65 Sq.Mts. for common plot, total admeasuring 9107.00 Sq.Mts.], comprising in Non Agricultural land of F.P.No.19-2 of T.P.Scheme No.12 [Tarsamiya], Allotted against Original Revenue Survey No.69/2 paiki, known as **SHREE OM RESIDENCY** of village Tarsamiya, Taluka and District Bhavnagar and bounded on and towards ::

NORTH	:	12.00 mtr. wide T.P. Road
SOUTH	:	Adjoining Land of F.P. No.21/2 & 22
EAST	:	12.00 mtr. wide T.P. Road
WEST	:	Adjoining Land of F.P. No.53

Dated 17th June, 2021

V.K. Chauhan

[**V. K. CHAUHAN**]
Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983



અરજી પહોંચ

મિલકત નું વર્ણન : તરસમીયા રે.સ નં-69/2

Search in : ભાવનગર/BHAVNAGAR

પહોંચ નંબર ૨૦૨૧૦૧૧૦૦૭૦૨૭ અરજી નંબર

૩૫૪૫ અરજી વર્ષ

૨૦૨૧

તારીખ ૧૬ માહે

જુન ૨૦૨૧ સને

રજુ કરનારનું નામ વિજય કે ચૌહાણ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા



રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 2001

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ. ૧૨૦.૦૦

અંકે રૂપીયા એક સો વીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Dinaben / Parmanbhai Gohil
સબ રજીસ્ટ્રાર
ભાવનગર-1-City

અંકે રૂ. : 120.00

20210615936712155

સબ રજીસ્ટ્રાર, ભાવનગર-1 City

અરજી પહોંચ

મિલ્કત નું વર્ણન : રે.સ.નં 69/2

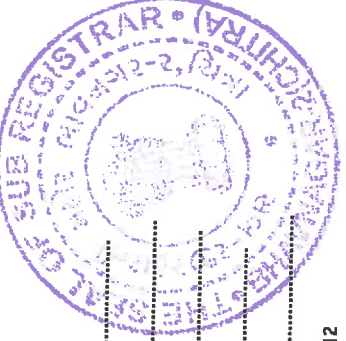
Search in : તરસમીયા /TARSIMIYA

પહોંચ નંબર 202101200453૯ અરજી નંબર 2૫૧૩ અરજી વર્ષ 20૨૧
તારીખ ૧૬ માહે ૨૦૨૧

રજુ કરનારનું નામ વિજય કે ચૌહાણ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા



રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સર્ટ્સ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 5૪ થી 5૭).....
શોધ અગર તપાસણી.....Year: 2001 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

130.00

કુલ ચેકદર રૂ. 130.00

અંકે રૂપીયા એક સો ત્રીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

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અરજી પહોંચ

(મિલકત નું વર્ણન : રે.સ.નં. 69/2, પ્લોટ નં. 1 થી 47

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પહોંચ નંબર ૨૦૨૧ ૬૨૮૦૦૪૮૪૫ અરજી નંબર ૧૨૮૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૬ માહે ૨૦૨૧

રજુ કરનારનું નામ વિજય ખોડિદાસ ચૌહાણ
નીચે પ્રમાણે ફી પહોંચી રૂ. પૈસા



રજીસ્ટ્રેશન ફી.....
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શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
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૨૧૦.૦૦

કુલ એકદર રૂ. ૨૧૦.૦૦

અંકે રૂપીયા બે સો દસ પૂરા

હસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

હસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


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અરજી પહોંચ

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તારીખ ૧૬ માહે ૨૦૨૧

રજુ કરનારનું નામ વિજય ખોડિદાસ ચૌહાણ

(ીયે પ્રમાણે ફી પહોંચી

રૂ. પૈસા



રજીસ્ટ્રેશન ફી.....
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શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
અંતિમ ખર્ચ નવાસખી..... Year: 2012 2021
રૂ. કરવાનું.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
રોજીશન ફી.....

રૂ. ૨૧૦.૦૦

કુલ ચેકદર રૂ. ૨૧૦.૦૦

અંકે રૂપિયા બે સો દસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


R.D. HARKAT
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અંકે રૂ. : 210.00

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ਦੀਵੀ ਕ੍ਰਿਸ਼ਨ-ਮਾਤਾ

Sub-Registrar Office(SRO) Bhavnagar-4
(Tarasmiya)



Sub-Registrar Office(SRO) Bhavnagar-4(Tarasmya) મા શીલ
 ૩. આ શીલનો ઉપરોક્ત પ્રકારનું અર્જ પૂરતી જ મહત્વના આ શીલના ના
 નામ :- ૨૪૨૨ અથવા આ નામોના આધારે સર્જાર કરતી આ નામોના ઉપરોક્ત
 ૪. આ શીલનો ઉપરોક્ત પ્રકારનું અર્જ પૂરતી જ મહત્વના આ શીલના ના
 નામ :- ૨૪૨૨ અથવા આ નામોના આધારે સર્જાર કરતી આ નામોના ઉપરોક્ત

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