



Hozefa Oan Mahesri

The Bar Council of India

G/1548/2011

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4/2714, Amatullah Makaan, Sagar Moholla, Begampura, Surat - 395003



Jigisha K. Shah

The Bar Council of India

G/1318/2001

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A-33, 3rd floor, River Palace, B/s Navdi Ovara, Nanpura, Surat - 395003

To,

M/s. NAJAF ICON, a partnership firm

R.S. Nos. 704/2, 704/3, 704/4 and 704/5,

T. P. Scheme No. 11 (Adajan), Final Plot No. 8

Opp. Adajan Bus Station, Adajan Patiya,

Surat, Gujarat – 395009.

Date:30.09.2023

FINAL CERTIFICATE

We certify that **M/s. NAJAF ICON, a partnership firm** consisting of partners namely (1) Abizer Abdullabhai Nadeem, (2) Abbas Fakhruddin Mithiborwala and (3) Kamilbhai Zenulbhai Vasi has a valid clear, absolute, good, perfect and marketable title to the residential cum commercial project known as **"RIVER SIDE TOWER"** situated / organized on the non-agricultural land bearing **FINAL PLOT NO. 8** admeasuring 2583.00 sq.mtrs. of T. P. Scheme No. 11 (Adajan), **R.S./BLOCK NOS. 2, 3, 4 & 5** of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat and the title deeds to the property concerned will be original and not duplicate or fake.

Further We 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.

PLACE :- SURAT

DATE :- 30.09.2023

H. Mahesri

HOZEFA OAN MAHESRI

ADVOCATE

SANAD NUMBER

G/1548/2011

Jigisha

JIGISHA KETAN SHAH

ADVOCATE

SANAD NUMBER

G/1318/2001





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To,
M/s. NAJAF ICON, A PARTNERSHIP FIRM
R.S. Nos. 704/2, 704/3, 704/4 and 704/5,
T. P. Scheme No. 11 (Adajan), Final Plot No. 8
Opp. Adajan Bus Station, Adajan Patiya,
Surat, Gujarat – 395009.

Date: 30.09.2023

	-::PROJECT NAME::- <u>RIVER SIDE TOWER</u>	
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➤ **DESCRIPTION OF THE PROPERTY:-**

All that piece and parcel of the immovable non-agriculture land bearing **FINAL PLOT NO. 8** admeasuring 2583.00 sq.mtrs. of T. P. Scheme No. 11 (Adajan), **R.S./Block Nos. 704/ paikie 2, 3, 4 & 5** (Plot Nos. 2, 3, 4 & 1) of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat and the said property is surrounded as under:-

East : Adj. River Front Tower Co. Op. Housing Service Society
West : Adj. Snehsmurti Society
North : Adj. Road
South : Adj. Ankur Society

➤ **OWNER:-**

M/s. NAJAF ICON, a partnership firm consisting of partners namely.....

- (1) Abizer Abdullabhai Nadeem
- (2) Abbas Fakhruddin Mithiborwala
- (3) Kamilbhai Zenulbhai Vasi

➤ **LIST OF DOCUMENTS SCRUTINIZED:-**

1. **Original sale deed** registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 26964 dated 28.12.2022 executed in favour of **M/s. NAJAF ICON, a partnership firm** alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
2. **Original declaration** registered in the office of sub-registrar, Surat at serial No. 26661 dated 23.12.2022 alongwith **original registration receipt** and **certified copy of Index II** of the said deed.



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3. **Original sale deed** registered in the office of sub-registrar, Surat at serial No. 8989 dated 17.10.1987 executed in favour of Chandanben Kishor Parmar alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
4. **Original sale deed** registered in the office of sub-registrar, Surat at serial No. 8988 dated 17.10.1987 executed in favour of Jayshreeben Chhatrasal Parmar alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
5. **Original sale deed** registered in the office of sub-registrar, Surat at serial No. 8987 dated 17.10.1987 executed in favour of Kishor Chhotelal alias Chhotelal Parmar alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
6. **Original sale deed** registered in the office of sub-registrar, Surat at serial No. 8986 dated 17.10.1987 executed in favour of Chhatrasal Chhotelal Parmar alongwith **original registration receipt** and **certified copy of Index II** of the said deed.
7. Copy of N.A. order issued by the order of Collector, Surat bearing order No. BAKHAPA/ Regi. No. 96/ 86/ Vashi. 2939-87 dated 02.09.1987.
8. Copy of NOC for height clearance issued by Airport Authority of India bearing NOC ID No. SURA/ WEST/ B/ 102321/ 630697 dated 22.12.2021.
9. Copy Zoning Certificate issued by Surat Urban Development Authority (SUDA) bearing No. SUDA/ TEK./ Zon. Certi./ 263052 dated 16.10.2021.
10. 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 number : FES/ OUTWARD/ NOC – 849 dated 19.01.2023.
11. Copy of construction permission issued by Town Development Officer, Town Development Department, Surat Municipal Corporation (S.M.C.), Surat vide order number : T.D.O./ D.P./ No. 179 dated 10.08.2023.
12. Copy of approved plan.
13. Copy of ROF certificate of **M/s. NAJAF ICON, a partnership firm** issued by registrar of firms bearing registration No. GUJ SR 105818.
14. Latest Village Form No. 7/12 of the said land standing in the name of **M/s. NAJAF ICON, a partnership firm**.
15. Copy of old village form No. 7/12 of the said land.
16. Copy of all entries of village form No. 6.
17. Copy of village form No. 8-A.
18. Copy of part plan.
19. Copy of re-distribute and valuation statement (T.P. & F.P. details) of the said land.
20. Notarised affidavit cum declaration dated : 03.10.2023 (Notarised) regarding clear and marketable title of the said land.

➤ **-::TRACING OF TITLE::-**

We 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 we found that the land bearing **Revenue Survey / Block No. 704 paikie** land towards west half portion admeasuring 3288.00 sq.mtrs. of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat was originally belonged to Bai Mankore d/o. Kuberbhai Karsanbhai prior to 1964.

Thereafter the said land owner Bai Mankore d/o. Kuberbhai Karsanbhai died on 18.09.1964. During her lifetime, she executed a registered Will on 03.05.1961. As per the direction of the said Will, the said land was bequeathed in the names of (1) Chandulal Maganlal, (2) Champaklal Maganlal, (3) Navinchandra Parbhubhai and (4) Ashokbhai Parbhubhai. Entry to that effect was mutated in the revenue records vide entry No. 2190 dated 01.08.1968 and the said entry was duly certified. Thus (1) Chandulal Maganlal, (2) Champaklal Maganlal, (3) Navinchandra Parbhubhai and (4) Ashokbhai Parbhubhai became joint owners of the said land bearing **Revenue Survey / Block No. 704 paikie** land towards west half portion admeasuring 3288.00 sq.mtrs. of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat.

That as per Gujarat Town Planning and Urban Development Act, 1976, T. P. Scheme No. 11 (Adajan) was applied to the said land bearing **Revenue Survey / Block No. 704 paikie** land towards west half portion admeasuring 3288.00 sq.mtrs. of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat and in the said Scheme, **FINAL PLOT NO. 8** had been given to the said land. In the said Scheme, the area of the said land was finalized as under:-

T. P. Scheme No. 11 (Adajan)				
R.S./Block No.	O. P. No.	Area as per O.P. (sq.mtrs.)	F. P. No.	Area as per F.P. (sq.mtrs.)
704 paikie	6-p	3288.00	8	2583.00

That the said landowners filed the form No. 1 U/s. 6 of The Urban Land (Ceiling and Regulation) Act, 1976 before the competent Authority. The competent Authority and Additional Collector Surat processed the said form and declared the said land as retainable land vide his order No. U.L.C. 6(1)2/ 88/ Adajan/ U.5 dated 15.05.1987. However, the aforesaid Act had been repealed on 22.03.1999 by the Government of Gujarat under the provisions of The Urban Land (Ceiling & Regulation) Repeal Act, 1999.

That the permission for construction on the said land was issued by Surat Municipal Corporation (S.M.C.), Surat vide order number : T.D.O. – 645 dated 21.10.1986.

That the said land was converted from agriculture to non-agriculture residential purpose use by the order of Collector, Surat bearing order No. BAKHAPA/ Regi. No. 96/ 86/ Vashi. 2939-87 dated 02.09.1987.

Thereafter the said land owners Chandulal Maganlal & others jointly divided the said non-agriculture land bearing **FINAL PLOT NO. 8** admeasuring 2583.00 sq.mtrs. of T. P. Scheme No. 11 (Adajan), **Revenue Survey / Block No. 704 paikar** land towards west half portion admeasuring 3288.00 sq.mtrs. of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat in to four sub-plots viz. **Plot Nos. 1, 2, 3 & 4.**

➤ **Title Flow of PLOT NO. 1:-**

Thereafter the said land owners Chandulal Maganlal & others jointly sold **Plot No. 1** admeasuring 883.00 sq.mtrs. to Chhatrasal Chhotalal Parmar by registered sale deed, which was registered in the office of sub-registrar, Surat at serial No. 8986 dated 17.10.1987. Entry to that effect was mutated in the revenue records vide entry No. 5987 dated 10.10.1990 and the said entry was duly certified on 20.11.1990. Thus Chhatrasal Chhotalal Parmar became sole and absolute owner of the said property.

That as per the latest revenue records, it is found that the village form No. 7/12 extracts were separated for particular plots and village form No. 7/12 for **Plot No. 1** has been separated & renamed as **NEW R.S./BLOCK NO. 704/ paikar 5.**

➤ **Title Flow of PLOT NO. 2:-**

Thereafter the said land owners Chandulal Maganlal & others jointly sold **Plot No. 2** admeasuring 900.00 sq.mtrs. to Kishor Chhotalal alias Chhotalal Parmar by registered sale deed, which was registered in the office of sub-registrar, Surat at serial No. 8987 dated 17.10.1987. Entry to that effect was mutated in the revenue records vide entry No. 5985 dated 10.10.1990 and the said entry was duly certified on 20.11.1990. That some typographical mistake / error found in the name of the purchaser in which name of Kishor Chhotalal alias Chhotalal Parmar was wrongly mentioned as Kishorkumar Chhatrasal Parmar in place of actual Kishor Chhotalal alias Chhotalal Parmar, hence a declaration was registered in the office of sub-registrar, Surat at serial No. 26661 dated 23.12.2022 regarding the actual name of the purchaser. Thus Kishor Chhotalal alias Chhotalal Parmar became sole and absolute owner of the said property.

That as per the latest revenue records, it is found that the village form No. 7/12 extracts were separated for particular plots and village form No. 7/12 for **Plot No. 2** has been separated & renamed as **NEW R.S./BLOCK NO. 704/ paikar 2.**

➤ **Title Flow of PLOT NO. 3:-**

Thereafter the said land owners Chandulal Maganlal & others jointly sold **Plot No. 3** admeasuring 400.00 sq.mtrs. to Jayshreeben Chhatrasal Parmar by registered sale



M. Mahesh
G. Mahesh

deed, which was registered in the office of sub-registrar, Surat at serial No. 8988 dated 17.10.1987. Entry to that effect was mutated in the revenue records vide entry No. 5984 dated 10.10.1990 and the said entry was duly certified on 20.11.1990. Thus Jayshreeben Chhatrasal Parmar became sole and absolute owner of the said property.

That as per the latest revenue records, it is found that the village form No. 7/12 extracts were separated for particular plots and village form No. 7/12 for **Plot No. 3** has been separated & renamed as **NEW R.S./BLOCK NO. 704/ paikée 3**.

➤ **Title Flow of PLOT NO. 4:-**

Thereafter the said land owners Chandulal Maganlal & others jointly sold **Plot No. 4** admeasuring 400.00 sq.mtrs. to Chandanben Kishor Parmar by registered sale deed, which was registered in the office of sub-registrar, Surat at serial No. 8989 dated 17.10.1987. Entry to that effect was mutated in the revenue records vide entry No. 5986 dated 10.10.1990 and the said entry was duly certified on 20.11.1990. Thus Chandanben Kishor Parmar became sole and absolute owner of the said property.

That as per the latest revenue records, it is found that the village form No. 7/12 extracts were separated for particular plots and village form No. 7/12 for **Plot No. 4** has been separated & renamed as **NEW R.S./BLOCK NO. 704/ paikée 4**.

Under the above facts, (1) Kishor Chhotelal alias Chhotelal Parmar, (2) Jayshreeben Chhatrasal Parmar, (3) Chandanben Kishor Parmar and (4) Chhatrasal Chhotelal Parmar became absolute owner of their respective plots as per the following details:-

Land details	Area (sq.mtrs.)	Ownership
PLOT NO. 1 (R.S./BLOCK NO. 704/ paikée 5)	883.00	Chhatrasal Chhotelal Parmar
PLOT NO. 2 (R.S./BLOCK NO. 704/ paikée 2)	900.00	Kishor Chhotelal alias Chhotelal Parmar
PLOT NO. 3 (R.S./BLOCK NO. 704/ paikée 3)	400.00	Jayshreeben Chhatrasal Parmar
PLOT NO. 4 (R.S./BLOCK NO. 704/ paikée 4)	400.00	Chandanben Kishor Parmar
Total land	2583.00	

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./ 263052 dated 16.10.2021.

That the Airport Authority of India has issued NOC for height clearance bearing letter No. SURA/ WEST/ B/ 102321/ 630697 dated 22.12.2021 for the high-rise building construction on the said land.

That Gujarat Government has imposed the Gujarat Disturbed Areas Act, 1991 in the land in question. Hence the necessary permission for transfer under section 5(1) of Disturbed Area (Ashant Dhara) Act. was granted by Dy. Collector, City Prant, Surat vide his order No. CTS / ASHANT DHARA/ VANDHA ARJI/ RANDER - ATS2021100811 dated 17.12.2022.

After obtaining the necessary permission, the said land owners (1) Kishor Chhotelal alias Chhotelal Parmar, (2) Jayshreeben Chhatrasal Parmar, (3) Chandanben Kishor Parmar and (4) Chhatrasal Chhotelal Parmar jointly sold their afore mentioned properties i.e. **Plot Nos. 1, 2, 3 & 4** (As per the latest village form No. 7/12, the said plots are identified as **R.S./Block Nos. 704/ paikie 5, 2, 3 & 4** respectively) total area admeasuring about **2583.00 sq.mtrs.** to **M/s. NAJAF ICON, a partnership firm** consisting of partners namely (1) Abizer Abdullabhai Nadeem, (2) Abbas Fakhruddin Mithiborwala and (3) Kamilbhai Zenulbhai Vasi by registered sale deed, which was registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 26964 dated 28.12.2022. Entry to that effect was mutated in the revenue records vide entry No. 13327 dated 31/12/2022 and the said entry was duly certified on 21/02/2023. Thus **M/s. NAJAF ICON, a partnership firm** consisting of partners namely (1) Abizer Abdullabhai Nadeem, (2) Abbas Fakhruddin Mithiborwala and (3) Kamilbhai Zenulbhai Vasi became absolute owner of the said non-agriculture land bearing **FINAL PLOT NO. 8** admeasuring 2583.00 sq.mtrs. of T. P. Scheme No. 11 (Adajan), **R.S./Block Nos. 704/ paikie 2, 3, 4 & 5** (Plot Nos. 2, 3, 4 & 1) of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat.

That **M/s. NAJAF ICON, a partnership firm** is registered with registrar of firms bearing registration No. GUJ SR 105818.

That the NOC for fire & emergency services for high-rise buildings on the said land was issued by Surat Municipal Corporation (S.M.C.), Fire & Emergency Services, Surat vide order number : FES/ OUTWARD/ NOC – 849 dated 19.01.2023.

That Town Development Officer, Town Development Department, Surat Municipal Corporation (S.M.C.), Surat vide order number : T.D.O./ D.P./ No. 179 dated 10.08.2023 has approved lay out plans and permission for construction / development on the said land bearing **FINAL PLOT NO. 8** admeasuring 2583.00 sq.mtrs. of T. P. Scheme No. 11 (Adajan), **R.S./Block Nos. 704/ paikie 2, 3, 4 & 5** (Plot Nos. 2, 3, 4 & 1) of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat.

Thereafter the said land owner **M/s. NAJAF ICON, a partnership firm** has organized a high-rise residential project on the said non-agriculture land bearing **FINAL PLOT NO. 8** admeasuring 2583.00 sq.mtrs. of T. P. Scheme No. 11 (Adajan), **R.S./Block Nos.**



Handwritten signature: Mahesh
Handwritten signature: Ghoshal

704/ paikie 2, 3, 4 & 5 (Plot Nos. 2, 3, 4 & 1) of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat under the name and style of **"RIVER SIDE TOWER"**.

That Gujarat Government has imposed the Gujarat Disturbed Areas Act, 1991 in the land in question. Hence the owner of the property in these areas would have to seek the permission of the Dy. Collector of Surat before selling their properties. Hence permission for transfer under section 5(1) of Disturbed Area (Ashant Dhara) Act. is required to be obtained before execution of registered sale deed, sale agreement, rectification deed, lease deed etc. of the said project.

That **M/s. NAJAF ICON, a partnership firm** has submitted affidavit cum declaration on 03.10.2023 (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 us for verification, it is found that the titles of **M/s. NAJAF ICON, a partnership firm** are clear, marketable and without any encumbrance and charges.

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

NON ENCUMBRANCE CERTIFICATE

This is to certify that we 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. 8** admeasuring 2583.00 sq.mtrs. of T. P. Scheme No. 11 (Adajan), **R.S./Block Nos. 2, 3, 4 & 5** of **Village : Adajan**, Sub-District : Surat City [Now Sub-District : Adajan], District : Surat (Project : **RIVER SIDE TOWER**) are clear and marketable without any encumbrance charge.

PLACE :- SURAT

DATE :- 30.09.2023



HOZEFA OAN MAHESRI
ADVOCATE



JIGISHA KETAN SHAH
ADVOCATE



SANAD NUMBER
G/1548/2011

SANAD NUMBER
G/1318/2001

ENCL. :-

- SEARCH RECEIPT No : 40725 DATED:- 30.09.2023
- NON ENCUMBRANCE CERTIFICATES DATED:- 30.09.2023

Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt

મિલકત નું વર્ણન : Final Plot No. 8, T.P.No:11, R.S./Block No.2,3,4 & 5, Village: Adajan

ગામ : અડાજણ / ADAJAN

પહોંચ નંબર ૨૦૨૩૦૧૮૦૦૦૬૯૧૪૫

અરજી નંબર ૪૦૭૨૫

અરજી વર્ષ ૨૦૨૩

તારીખ ૩૦

માહ સપ્ટેમ્બર

સને ૨૦૨૩

રજુ કરનારનું નામ : JIGISHA KETAN SHAH

ચલણ નંબર : 20230929295363298

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1993 થી 2023

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપિયા ચાર સો વીસ પુરા

કુલ એકંદરે રૂ. 420.00

અનુબંધ વચનમ્



નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.

૨) સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યેથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

IGR-NIC(G) 202301800069145 (W)



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - SURAT-1 City, Athva Killa, Chow Bazar

Date: 30-09-2023 11:22:40 IST

SURAT, GUJARAT

30/09/2023 11:22:30

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલ્કત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : JIGISHA KETAN SHAH અરજી નંબર : 40725 ગામ નું નામ : ADAJAN મિલ્કતનો પ્રકાર: Non-Agriculture
 Search Year : 1993 - 2023 મિલ્કતનું વર્ણન: Final Plot No. 8, T.P.No:11, R.S./Block No.2,3,4 & 5, Village: Adajan
 દસ્તાવેજની આ શોધ S.R.O - SURAT-1 City, Athva Killa, Chow Bazar માં 31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેચાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધ મા તા
 29-09-2023 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 કઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી બેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શ્રેણી
Declaration	ટી.પી.નં.11 ફા.પ્લોટ નં.8 પેક્ટો નં.2 જનું ક્ષેત્રફળ 900 ચો.મી.	રે સર્વે નં.704 પેક્ટો 2		કિશોર છોટલાલ હર્દી છોટલાલ પરમાર		23-12-2022	26861	
રૂા.0.00						23-12-2022		

ઇ -રેકૉર્ડ ટ્રાન્ઝેક્શન નંબર 20230929295363298 તા 30-09-2023 થી મળેલ છે.

Search By : JIGISHA KETAN SHAH

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
 સિદ્ધત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : JIGISHA KETAN SHAH અરજી નંબર : 40725 ગામ નું નામ : ADAJAN સિદ્ધતનો પ્રકાર: Non-Agriculture
 Search Year : 1993 - 2023 સિદ્ધતનું વર્ષનં: Final Plot No. 8, T.P.No:11, R.S./Block No.2,3,4 & 5, Village: Adajan
 દસ્તાવેજની આ શોધ S.R.O - SURAT-1 City, Athva Killa, Chow Bazar મા 31 વર્ષના ઇન્ડેક્સ-2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેજાર કરવામા આવી છે. આ શોધનો ઉપયોગ સિદ્ધત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધ મા તા 29-09-2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને એવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ક્ષર 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 નોંધણીની તારીખ	દસ્તાવેજ નંબર	થેરો
માલિકી હેરાનગત/વેચાણ રૂા.640000000.00	સર્વે નંબર 704/પેટી 2, 704/પેટી 3, 704/પેટી 4 તથા 704/પેટી 5 વાળી બીનખેતીની ખુલ્લી જમીન જતે ટી.પી. નંબર 11 (અડાજણ), એફ.પી. નંબર 8 વાળી જમીન જેનું ક્ષેત્રફળ અનુક્રમે 900 ચો.મી. 400 ચો.મી. 400 ચો.મી. તથા 883 ચો.મી. મળી કુલે 2583 ચો.મી. વાળી જમીન તેને લાગતા વળગતા અંદરના તથા બહારના તમામ હક્કો સહીત કુલે દરોજસ્ત.			કિશોર છોટેલાલ હેમ્ડ છોટાલાલ પરમાર જયશ્રીબેન છત્રસાલ પરમાર ચંદનબેન કિશોર પરમાર છત્રસાલ છોટાલાલ પરમાર	નજફ આઈકોન એક ભાગીદારી પેઢી તરફ તેના ભાગીદાર અબીઅર અબ્દુલ્લાભાઈ નદીમ નજફ આઈકોન એક ભાગીદારી પેઢી તરફ તેના ભાગીદાર અબ્બાસ ફખરુદ્દીનભાઈ મીઠીબોરવાલા નજફ આઈકોન એક ભાગીદારી પેઢી તરફ તેના ભાગીદાર કમીલભાઈ એનુલભાઈ વાસી	28-12-2022 28-12-2022	26964	

ઇ-પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 20230929295363298 તા 30-09-2023 થી મળેલ છે.
 Search By : JIGISHA KETAN SHAH

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : JIGISHA KETAN SHAH અરજી નંબર : 40725 ગામ જું નામ : ADAJAN સિલકતનો પ્રકાર: Non-Agriculture
Search Year : 1993 - 2023 સિલકતનું વર્ણન: Final Plot No. 8, T.P.No:11, R.S/Block No.2,3,4 & 5, Village: Adajan
દસ્તાવેજની આ શોધ S.R.O - SURAT-1 City, Athva Killa, Chow Bazar મા 31 વર્ષના ઇન્ડેક્સ-2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદિત છે. આ શોધ મા તા 29-09-2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં 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 લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
ભાગીદારીમાં ફેરફાર	Reavenue Survey NO.702/2, 704/3, 704/4 AND 704/5, Ward No.ADAJAN, TP No.11 (ADAJAN), FP No.8, Adajan, Surat.			ABIZER ABDULLABHAI NADEEM ABBAS FAKHRUDDIN MITHIBORWALA KAMILBHAI ZENULBHAI VASI	NAJAF ICON PARTNERSHIP	13-01-2023	946	
રૂ.0.00						13-01-2023		

Search By : JIGISHA KETAN SHAH

ઇ -વેબેન્ટ ટ્રાન્ઝેક્શન નંબર 20230929295363298 તા 30-09-2023 થી મળેલ છે.

શોધ ફી	320.00
EC. ફી	100



૧) આ બોજપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે ભાંદેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાર માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/વિચાર કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિરોધતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.
૨) આ બોજપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.