

Paramtap. Y. Raval

(P.Y. Raval)

B.A. LL.M. Advocate

Office :-

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Opp. Madhvi Dairy, College Road,

At:- Palanpur, Dist:- Banaskantha,

Gujarat. Mo:-91+ 98250 82597

Email :- paramtapraval76@gmail.com

પરંતપ વાય. રાવલ

(પી. વાય. રાવલ)

એડવોકેટ બી. એ. એલ. એલ. એમ.

ઓફિસ સરનામું :-

પર-પર, ત્રીજી માળ,

એસ્કેલેટર (ઇલેક્ટ્રિક સીડી) ની બાજુમાં,

નવુ બસ સ્ટેશન (નવુ બસ પોર્ટ)

માધવી ની સામે, કોલેજ રોડ,

મુ. પાલનપુર. જી. બનાસકાંઠા. ગુજ.

મો. ૯૮૨૫૦ ૮૨૫૯૭

સનદ નં. જી/૮૭૫/૨૦૦૩

Dt. 20/12/2022

TITLE CLEARANCE REPORT/LEGAL SCRUTINY REPORT

(A).....Name of the Title Holder:- Smt. Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Mehta W/o. Manish Vijay Mehta owner of 85 % Share resides at Mumbai, 9th Floor, Sonbar Building, 10th Road, Ashoknagar Society, JVPD Scheme, Vile Parle, (West) Ta:- Palanpur, Dist:- Banaskantha, Gujarat & Mahendrakumar Bhernabhai Manundara owner of 15 % Share resides at Kumbhalmer, Ta:- Palanpur, Dist:- Banaskantha, Gujarat.

(1).....Description of Property :-

All the piece and parcel of Non agricultural immovable property regarding to Old Revenue Survey No. 478p1 (New Revenue Survey No. 1815) total admeasuring in 2-05-40 H.R.A. as Sq. Mt. comprised in "ADVAIT BY AKSHATAM" Situated At Palanpur, Agola Road, Near Gauri Park, Ta:- Palanpur, Dist:- Banaskantha, Gujarat and Measurement and bounded as under:-

Overall Four Boundaries:-

- | | |
|----------|--|
| East :- | agricultural land of R.S. No. 478 is situated. |
| West :- | agricultural land of R.S. No. 478p3 is situated. |
| North :- | agricultural land of R.S. No. 471 is situated. |
| South :- | Road & then agricultural land of R.S. No. 477 is situated. |



Chain of Title

History of Old Revenue Survey No. 478p1 (New Revenue Survey No. 1815) total admeasuring in 2-07-40 H.R.A. as Sq. Mt. comprised in "ADVAIT BY AKSHATAM" Situated At Palanpur, Agola Road, Near Gauri Park, Ta:- Palanpur, Dist:- Banaskantha, Gujarat:-

- (1) As per records, agricultural land belongs to Revenue Survey No. 478 & Others was running on the name of Chelabhai Dolabhai Mali & Raychandbhai Dolabhai Mali and to that effect, entry has been made in the records by entry No. 938 and certified by competent authority on dated 28/04/1954.

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(2) As per records, Raychandbhai Dolabhai Mali was expired and to that effect, his legal heirs namely Jiviben Raychandbhai, (2) Babuben Raychandbhai, (3) Shantaben Raychandbhai, (4) Fulabhai Raychandbhai, (5) Nathabhai Raychandbhai, (6) Rameshbhai Raychandbhai & (7) Lilaben Raychandbhai has been come on records for agricultural land belongs to Revenue Survey No. 478 & Others and to that effect, entry has been made in the records by entry No. 1852 and certified by competent authority on dated 14/06/1967.

(3) As per records, agricultural land has been considered as Old conditioned agricultural land and to that effect entry has been made in the records by entry No. 2803 and certified by competent authority on dated 24/03/1973.

(4) As per records, Chelabhai Dolabhai Mali was expired and to that effect, his legal heirs namely (1) Hiralal Chelabhai, (2) Babubhai Chelabhai & (3) Mohanbhai Chelabhai Mali for agricultural land belongs to Revenue Survey No. 569/2/1, 588/1, 570/1, 478 & 692/1 and to that effect, entry has been made in the records by entry No. 2869 and certified by competent authority on dated 05/06/1974.

(5) Revision Survey of agricultural land :-

(6) As per records, Revision Survey of agricultural land has been made by Order No. R.T.S. /Vashi/4848 on dated 15/10/1976 and to that effect, agricultural land belongs to Revenue Survey No. 478 was registered on the name of (1) Amichandbhai Nagarbhai, (2) Babulal Chelabhai, (3) Hiralal Chelabhai & (4) Mohanlal Chelabhai and to that effect, entry has been made in the records by entry No. 3478 and certified by competent authority on dated 12/06/1978.

(7) As per records, Kaidava Amichandbhai Nagarbhai was expired and to that effect, his legal heirs namely (1) Manchhiben Amichandbhai Kaidava, (2) Ranchhodbhai Amichandbhai Kaidava, (3) Joitabhai Amichandbhai Kaidava (4) Hiraben Amichandbhai Kaidava, (5) Joitiben Amichandbhai Kaidava, (6) Puriben Amichandbhai & (7) Jethiben Amichandbhai Kaidava has been come on records and to that effect, entry has been made in the records by entry No. 7406 and certified by authority on dated 08/05/1993.

(8) As per records, distribution of agricultural land has been distributed between Hiralal Chelabhai Mali & Others and to that effect, distribution is under.

Sr. No.	Name	Revenue Survey No.
1	Mohanbhai Chelabhai Mali	692/4
2	Hirabhai Chelabhai Mali & Babulal Chelabhai Mali	478

and to that effect, entry has been made in the records by entry No. 7522 and certified by competent authority on dated 08/07/1999.



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(9) As per records, agricultural land belongs to Revenue Survey No. 478p1 total area 2-07-40 Paiki 90 % Share 1-86-66 H.R.A. has been sold by Hirabhai Chelabhai Mali & Babulal Chelabhai Mali to Hirabhai Kanjibhai Padhiyar by registered Sale Deed by Deed No. 1348 on dated 27/05/1999 and to that effect, entry has been made in the records by entry No. 7531 and certified by authority on dated 29/06/1999.

(10) As per records, Hirabhai Chelabhai Mali Padhiyar was expired and to that effect, his legal heirs namely (1) Maganbhai alias Rameshbhai Hirabhai Mali, (2) Ashokbhai Hirabhai Mali, (3) Shardaben Hirabhai Mali, & (4) Ranjanben Hirabhai Mali has been come on records and to that effect, entry has been made in the records by entry No. 22303 and certified by competent authority on dated 24/01/2011.

(11) As per records, (1) Hareshbhai Babulal Mali, (2) Kamleshbhai Babulal Mali & (3) Sonalben Babulal Mali Legal Heirs of Babulal Chelabhai Mali has been come on records and to that effect, entry has been made in the records by entry No. 23656 and certified by authority on dated 28/06/2013.

(12) As per records, agricultural land belongs to Revenue Survey No. 478p1 total area 2-07-40 H.R.A. Paiki 90 % Share 1-86-66 H.R.A. has been sold by (1) Maganbhai alias Rameshbhai Hirabhai Mali 15 % Share, (2) Ashokbhai Hirabhai Mali 20 % Share, (3) Shardaben Hirabhai Mali 15 % Share, & (4) Ranjanben Hirabhai Mali 20 % Share & (5) Babulal Chelabhai Mali 20 % Share to (1) Amratbhai Mohanbhai Mali (Parmar) 80 % Share & Hiralal Kanjibhai Mali 10 % Share by registered Sale Deed by Deed No. 831 on dated 11/02/2014 and to that effect, entry has been made in the records by entry No. 23944 and certified by authority on dated 11/02/2014.

(13) As per records, agricultural land belongs to Revenue Survey No. 478p1 total area 2-07-40 H.R.A. Paiki 20 % Share 41-48 H.R.A. has been sold by (1) Hiralal Kanjibhai Mali Padhiyar 10 % Share, (2) Maganbhai alias Rameshbhai Hirabhai mali (Parmar) 5 % Share & (3) Shardaben Hirabhai Mali W/o. Chamanbhai Solanki 5 % Share to Mahendrabhai Bhembhai Manundara 20 % Share with Consent of Amratbhai Mohanbhai Mali Parmar by registered Sale Deed by Deed No. 4849 on dated 17/08/2015 and to that effect, entry has been made in the records by entry No. 24602 and certified by competent authority on dated 17/08/2015.

(14) As per records, agricultural land belongs to Revenue Survey No. 478p1 total area 2-07-40 H.R.A. Paiki 85 % Share 17629-00 H.R.A. has been sold by (1) Amratbhai Mohanbhai Mali Parmar 80 % Share & Mahendrabhai Bhembhai Manundara 5 % Share to Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Maheta W/o. Manish Vijay Mehta with consent of Mahendrakumar Bhembhai Manundara by registered Sale Deed by Deed No. 0296 on dated 15/01/2016 and to that effect, entry has been made in the records and certified by competent authority.



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(15) Conversion into non agricultural land :-

(16) As per records, agricultural land belongs to Revenue Survey No. 478p1 total area 2-07-40 H.R.A. has been converted into non agricultural land by Order No. A/land/2/N.A.S.R./11/16-17/Vashi/04/01/2017 and to that effect, entry has been made in the records by entry No. 24769 and certified by authority on dated 02/07/2017.

(17) As per records, Promulgation as well as Revision Survey of agricultural land belongs to Revenue Survey No. 478/p1 has been made by Order on dated 01/07/2017 and to that effect, given New Revenue Survey No. 1815 and to that effect, entry has been made in the records by entry No. 24761 and certified by authority on dated 01/07/2017.

(18) Construction permission :-

(19) As per records, permission to construct building for residence has been granted by development permission No. 1016LD22230179 on dated 19/12/2022.

(20) Development Agreement :-

(21) As per records, Development agreement has been made between Mahendrabhai Bhembhai Manundara & Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Maheta W/o. Manish Vijay Mehta to Ami Infra Build LL.P. through its partners namely Mahendrabhai Bhembhai Manundara for Non agricultural land belongs to Revenue Survey No. 478p1 total area 2-07-40 H.R.A. **by registered Development Agreement Deed by Deed No. 4386 on dated 30/04/2022** AND DEVELOPED AREA WOULD BY KNOWN AS "ADVAIT BY AKSHATAM" and to that effect, entry has been made in the village form No. 6 and certified by authority.

(22) As per records, correction deed has been made between Mahendrabhai Bhembhai Manundara & Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Maheta W/o. Manish Vijay Mehta to Ami Infra Build LL.P. through its partners namely Mahendrabhai Bhembhai Manundara **by registered Correction Development Agreement Deed by Deed No. 9070 on dated 08/09/2022.**

(23) As per records & Looking to the facts, I am come to the conclusion that Non agricultural immovable property regarding to Old Revenue Survey No. 478p1 (New Revenue Survey No. 1815) total admeasuring in 2-05-40 H.R.A. as Sq. Mt. comprised in "ADVAIT BY AKSHATAM" Situated At Palanpur, Agola Road, Near Gauri Park, Ta:- Palanpur, Dist:- Banaskantha, Gujarat is running on the name of Smt. Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Mehta W/o. Manish Vijay Mehta 85 % Share & Mahendrakumar Bhembhai Manundara 15 % Share in the Record till date.



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There is no doubt/ suspicion about the genuineness of the original documents. I have verified all entries which are all certified legal and correct. Therefore in the government record name of the above stated person is running. That there are no claims are pending relation to the property in any court of Law in India, which effect the title adversely.

I certify that the title of the said property is CLEAR & MARKETTABLE and free from any charges or encumbrances for the above stated Property and free from reasonable doubt.

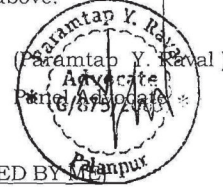
Search has been made at Sub-Registrar Office from 1992 to 2022 Vide Receipt as attached by Serial No. 20220 83000 22723 on dated 20/12/2022. There is No charge or encumbrance has been found on the said property.

-: CERTIFICATE:-

I have verified the original Title Deeds and documents of Non agricultural immovable property regarding to Old Revenue Survey No. 478p1 (New Revenue Survey No. 1815) total admeasuring in 2-05-40 H.R.A. as Sq. Mt. comprised in "ADVAIT BY AKSHATAM" Situated At Palanpur, Agola Road, Near Gauri Park, Ta:- Palanpur, Dist:- Banaskantha, Gujarat and to that effect entry was made in the Revenue Record and the same was certified by competent authority and Smt. Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Mehta W/o. Manish Vijay Mehta 85 % Share & Mahendrakumar Bhembhai Manundara 15 % Share has a Valid, Clear and Marketable and free from encumbrances belongs to title to the immovable property stated above.

Place : Palanpur

Date: 20/12/2022



SCHEDULE-I

(DOCUMENTS PRODUCED BEFORE ME & STUDIED BY ME)

1. Photo Copy of registered Development Agreement Deed executed Mahendrabhai Bhembhai Manundara & others to Ami Infra Build LL.P. through its partners namely Mahendrabhai Bhembhai Manundara by Deed No. 4386 on dated 30/04/2022.
2. Photo Copy of registered Corrected Development Agreement Deed executed Mahendrabhai Bhembhai Manundara & others to Ami Infra Build LL.P. through its partners namely Mahendrabhai Bhembhai Manundara by Deed No. 4386 on dated 30/04/2022.
3. Photo Copy of registered Sale Deed executed Amratbhai Mohanbhai Mali Parmar & Others to Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Maheta W/o. Manish Vijay Mehta by Deed No. 0296 on dated 15/01/2016.

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4. Photo Copy of Registered Sale Deed between Hiralal Kanjibhai Mali Padhiyar to others to Mahendrabhai Bhembhai Manundara by Deed No. 4849 on dated 17/08/2015.
5. Photo Copy of registered Sale Deed between Maganbhai alias Rameshbhai Hirabhai Mali & Others to Amratbhai Mohanbhai Mali (Parmar) & others by Deed No. 831 on dated 11/02/2014.
6. Photo Copy of N.A. Order & Lay out Plan.
7. Photo Copy of approved building Plan & Construction Permission.
8. Photo Copy of Revenue records as 7/12, 8/A & 6.
9. True Copy of Village form No. 6/2.

Place : Palanpur

Date: 20/12/2022



પાલનપુર
20/12/22

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : R S NO.1815,(OLD S NO.478/P1,

Search in : પાલનપુર (ગ્રામ /PALANPUR (RURAL)

પહોંચ નંબર	202208300022723	અરજી નંબર	9195	અરજી વર્ષ	2022
તારીખ	20	માહે	ડિસેમ્બર	સને	2022

રજુ કરનારનું નામ PARAMTAP Y RAVAL

ટ્રાન્જેક્શન નંબર 20221219263746681

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

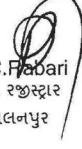
રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાટીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....વર્ષ : 1992 થી 2022
દંડ કલમ-24.....
કલમ-34 (કલમ-47).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-ર ફી
અન્ય ફી

420.00



કુલ એકદરે રૂ.	420.00
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અંકે રૂપીયા ચાર સો વીસ પુરા


R.C. Farari
સબ રજીસ્ટ્રાર
પાલનપુર

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

Search in : PARAMTAP Y RAVALઅરજી નંબર : 9195 ગામ નું નામ : PALANPUR (RURAL)

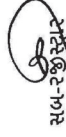
Search Year : 2007 - 2022 મિલકતનું વર્ણન : R S NO.1815,(OLD S NO.478/P1,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) PALANPUR મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 20/12/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધ મા નુકસાની માટેના કોઈપણ હકદાર 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 ધર નંબર/જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
વિશ્વસ કરાર રૂ.108885000.00	R.S.NO. 1815 (OLD R.S.NO. 478/PAIKI 1) KHATA NO. 3023 ADM. 20740 SQ.MTR.			OWNER-1 NEELAMBEN MANISHBHAI MEHTA OWNER 2- MAHENDRABHAI BHEMABHAI MANUNDARA	DEVELOPER- AMI INFRABUILD LLP THROUGH ITS PARTNER AND AUTHORIZED REPRESENTATIVE - MAHENDRABHAI BHEMABHAI MANUNDARA	30-04-2022 30-04-2022	4386	

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221219263746681 Date 19/12/2022 થી મળેલ છે.


સબ-રજીસ્ટ્રાર

Sub-Registrar-Office(SRO) PALANPUR



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

Search in : PARAMTAP Y RAVALઅરજી નંબર : 9195 ગામ નું નામ : PALANPUR (RURAL)

Search Year : 2007 - 2022 મિલકતનું વર્ણન : R S NO.1815,(OLD S NO.478/P1,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) PALANPUR મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 20/12/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ મા નુકસાની માટેના કોઇપણ હકદાર 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 ધાર નંબર(જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
સુધારો		R.S.NO. 1815 (OLD R.S.NO. 478/PAIKI 1) KHATA NO. 3023 ADM. 20740 SQ.MTR.		NEELAMBEN MANISHBHAI MEHTA MAHENDRABHAI BHEMABHAI MANUNDARA	AMI INFRABUILD LLP ની અધિકૃત વ્યક્તિ MAHENDRABHAI BHEMABHAI MANUNDARA	08-09-2022	9070	
રૂ.0.00		અગાઉ દ.નં. 4386 તા. 30-04-2022 ના અનુસંધાને PROJECT NAME AKSHATAM-8 INSTED OF ADVAIT BY AKSHATAM				08-09-2022		

ઇ-પેપરેટ થી ટ્રાન્ઝેક્શન નંબર 20221219263746681 Date 19/12/2022 થી મળેલ છે.


સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) PALANPUR

