

Chintan Sanghani

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MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

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ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST.AHMEDABAD.

TITLE CLEARANCE CERTIFICATE

19 JUN 2019

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of Non-Agriculture open land (for Residential purpose) bearing Revenue Survey No.52 (Old R.S.No.4/2 Piki 7), Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Dholera of Taluka Dholera of District Sub District Ahmadabad belonging to (1) Mitaba Pradhyumansinh Chudasama, (2) Harpalsinh Ranubha Chudasama, (3) Pradhyumansinh Vikaramsinh Chudasama, All Resi. at. Dholera, Ta.Dholera, Dist.Ahmedabad and (4) Rajeshkumar Naranbhai Patel, Resi. at. A-9, Sarthi Bunglows, Nr. Old Telephone Exchange, Bopal Ahmedabad and (5) Upendrasinh Yograjsinh Chudasama, Resi. at. Village - Dholera, Ta.Dholera, Dist. Ahmedabad (Gujarat).

With reference to the above subject, I have gone through the Documents which are submitted before me and investigated in the title of above mentioned (1) Mitaba Pradhyumansinh Chudasama, (2) Harpalsinh Ranubha Chudasama, (3) Pradhyumansinh Vikaramsinh Chudasama, All Resi. at. Dholera, Ta.Dholera, Dist.Ahmedabad and (4) Rajeshkumar Naranbhai Patel, Resi. at. A-9, Sarthi Bunglows, Nr. Old Telephone Exchange, Bopal Ahmedabad and (5) Upendrasinh Yograjsinh Chudasama, Resi. at.



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Village - Dholera, Ta. Dholera, Dist. Ahmedabad for their Non-Agriculture open land (for Residential purpose) bearing Revenue Survey No.52 (Old R.S.No.4/2 Piki 7), Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated in the sim of village Dholera, Ta. Dholera, Dist. Ahmedabad more particularly described in the schedule and submits my Title Clearance Certificate as under.

1. I have gone through the revenue records which were given to me for the said purpose.
2. The Schedule of said land mentioned below:-

All these pieces and parcels of Non-Agricultural land of village Dholera, Ta. Dholera, Dist. Ahmedabad having following measurements.

Schedule of the Property

Non-Agriculture open land (for Residential purpose) bearing Revenue Survey No.52 (Old R.S.No.4/2 Piki 7), Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Dholera of Taluka Dholera of District Sub District Ahmadabad is bounded as under:



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Boundaries of F.P.No.832 (New F.P.No.52)

(As per Development Plan issued by DSIRDA)

East :-
West :-
North :-
South :-

3. That, from the search of record being maintained by The Sub Registrar Dhandhuka, Dist. Ahmedabad Search taken from **1989 to 2014** and The Sub Registrar Dholera Search taken from **2014 to 2018** Search taken the last 30 years and A Public Notice was Published in "DIVYA BHASHKAR" Daily news paper on Dt. 09/05/2019 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land **(for Residential purpose)** bearing **Revenue Survey No.52** (Old R.S.No.4/2 Piki 7), **Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1)**, Final Plot No. 832 **(New F.P.No.52)**, Admeasuring **64850.00 Sq. Meter** out of **80938.00 Sq. Meter** for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad** But nobody has submitted any objection for the same till date and other documents produced before me, it appears that the Non-Agriculture open land **(for Residential purpose)** bearing **Revenue Survey No.52** (Old R.S.No.4/2 Piki 7), **Account No.635,**



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T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Dholera of Taluka Dholera of District Sub District Ahmadabad is of the possession as owner and occupier in the names of above mentioned persons. There are neither insolvency proceedings nor any execution proceeding pending against (1) Mitaba Pradhyumansinh Chudasama, (2) Harpalsinh Ranubha Chudasama, (3) Pradhyumansinh Vikaramsinh Chudasama, (4) Rajeshkumar Naranbhai Patel and (5) Upendrasinh Yograjsinh Chudasama in any court of law.

Brief History

The ownership and title about Non-Agriculture open land (for Residential purpose) bearing Revenue Survey No.52 (Old R.S.No.4/2 Piki 7), Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Dholera of Taluka Dholera of District Sub District Ahmadabad.



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The Gujarat Satyarpan Inam Nabudi Act - 1963 came in force on Dt.01/10/1963 and said act was applying to village Dholera hence the name of Ratilal Jivrajbhai was entered as occupier of Survey No.4/2 Paiki, A.366.4G. Land. **Vide Entry No. 1(142)(A), Dt.21/04/1965.** Thereafter Ratilal Jivrajbhai Kothari died on Dt.15/07/1988 and his legal heirs (1) Manubhai Ratilal, (2) Suryaben Ratilal and (3) Pannaben Ratilal comes on revenue record by the way of succession. **Vide Entry No.420, Dt.24/11/1988.** Thereafter (1) Manubhai Ratilal, (2) Suryaben Ratilal and (3) Pannaben Ratilal sold R.S.No.4/2 Paiki, A. 40.00 G. i.e Hect. Are. Sq. Mtrs. 16-18-75 to Sarojba Alias Sheetalba Yashpalsinh Chudasama by way of Regd. Sale deed No.1271, Dt.15/10/1999. Thereafter Sarojba Alias Sheetalba Yashpalsinh Chudasama entered the name of her father-in-law Jitubha Karansinh Chudasama as co-owner of in said land. **Vide Entry No.818, Dt.01/12/2006.** Thereafter (1) Sarojba Alias Sheetalba Yashpalsinh Chudasama and (2) Jitubha Karansinh sold said R.S.No.4/2 Paiki 7, Hect. Are. Sq. Mtrs. 16-18-75 to (1) Kirtiben Rajeshkumar Patel, (2) Hiralba Pradhyumansinh Chudasama, (3) Mitaba Pradhyumansinh Chudasama, (4) Harpalsinh Ranubha Chudasama, (5) Pradhyumansinh Vikramsinh Chudasama, (6) Rajeshkumar Naranbhai Patel and (7) Upendrasinh Yograjsinh Chudasama by way of Regd. Sale deed No.2138, Dt.01/07/2010. **Vide**



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Entry No.1186, Dt.13/07/2010. Thereafter Hiralba Pradhyumansinh Chudasama willingly waved her rights from said land. **Vide Entry No.1407, Dt.12/08/2011.** Thereafter Kirtiben Rajeshkumar Patel and others applied for convert their R.S.No.4/2 Paiki 7, T.P.No.2, F.P.No.832, Admeasuring - 80938.00 Sq. Meter land into non-agriculture land for the purpose of Residential hence Honorable Collector, At. Ahmedabad passed an order no. CB/ LAND-1/ N.A./ S.R.1441/2015, Dt.06/10/2015 and converted said land into Non-Agricultural. **Vide Entry No.1963, Dt.09/10/2015.** Thereafter Kirtiben Rajeshkumar Patel sold her undivided share of said Non-Agriculture land Revenue Survey No.4/2 Paiki 7, T.P. Scheme No.2, Final Plot No.832, Admeasuring 16088.00 Sq. Meter out of 80938.00 Sq. Meter to (1) Mitaba Pradhyumansinh Chudasama and (2) Upendrasinh Yograjsinh Chudasama By way of Regd. Sale deed No. 562, Dt.21/04/2016 and (1) Harpalsinh Ranubha Chudasama, (2) Pradhyumansinh Vikramsinh Chudasama and (3) Rajeshkumar Naranbhai Patel confirmed said deed as confirming party. **Vide Entry No.2044, Dt.09/06/2016.** Thereafter SLR (Supt of Land Record), Office Ahemdabad made Re-survey of Village Dholera vide order no. Resurvey/ Dso/ Aakarbandh/ Kayam Khardo/ Dholera/ 2016, Dt.16/09/2016 and in this resurvey R.S.No.4/2 Paiki 7 was converted in new R.S.No.52. **Vide Entry No.2107, Dt.19/09/2016.**



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At present above mentioned (1) Mitaba Pradhyumansinh Chudasama, (2) Harpalsinh Ranubha Chudasama, (3) Pradhyumansinh Vikaramsinh Chudasama, (4) Rajeshkumar Naranbhai Patel and (5) Upendrasinh Yograjsinh Chudasama are exclusive owner and occupier of the Non-Agriculture open land (for Residential purpose) bearing Non-Agriculture open land (for Residential purpose) bearing Revenue Survey No.52 (Old R.S.No.4/2 Piki 7), Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Dholera of Taluka Dholera of District Sub District Ahmadabad. Apart from concern revenue records, Harpalsinh Ranubha Chudasama made an affidavit cum declaration before Gov. Notary that, there is no lien, charge, court matter, execution proceedings not pending against said property and title for Non-Agriculture open land (for Residential purpose) bearing Revenue Survey No.52 (Old R.S.No.4/2 Piki 7), Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority





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situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad** is clear, marketable, free from any encumbrance and reasonable doubt on this date.

List of Documents:-

1. Certified Copy of V.H.F. 8-A, Account No.635 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of Survey No.52 (Old R.S.No.4/2 Paiki 7) of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
3. Certified Copy of V.H.F. 12 of Survey No. 4/2 for 1965-66 to 1974-75 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
4. Certified Copy of V.H.F. 12 of Survey No. 4/2 for 1975-76 to 1982-83 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
5. Certified Copy of V.H.F. 12 of Survey No. 4/2 for 1984-85 to 1995-96 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
6. Certified Copy of V.H.F. 12 of Survey No.52 (Old R.S.No.4/2 Paiki 7) for 2005-06 to 2007-08 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of Survey No.52 (Old R.S.No.4/2 Paiki 7) for 2008-09 to 2010-11 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of Survey No.52 (Old R.S.No.4/2 Paiki 7) for 2011-12 to 2013-14 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.



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9. Certified Copy of V.H.F. 12 of Survey No.52 (Old R.S.No.4/2 Paiki 7) for 2014-15 to 2016-17 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of Survey No.52 (Old R.S.No.4/2 Paiki 7) for 2016-17 to 2018-19 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
11. Certified copy of V.H.F. No.6 (Record of rights) of village Dholera, Ta.Dholera, Dist.Ahmedabad Entry No.1(142)(A), 37, 278, 311, 344, 420, 548, 618, 674, 818, 951, 1186, 1407, 1963, 2044, 2107.
12. Boundary Certificate issued by Talati Cum Mantri Dholera, Ta.Dholera, Dist.Ahmedabad.
13. No Due Certificate issued by Talati Cum Mantri Dholera, Ta.Dholera, Dist.Ahmedabad.
14. Copy of Order No. CB/ LAND-1/ N.A./ S.R.1441/2015, Dt.06/10/2015 of District Collrctor, Ahmedabad.
15. No Due Certificate of **The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.**
16. Copy of Regd. Sale deed No.1271/1999, Dt.15/10/1999 executed by and between Manubhai Ratilal Kothari and Others and Sheetalba Yashpalsinh Chudasama.
17. Copy of Regd. Sale deed No.2138/2010, Dt.01/07/2010 executed by and between Sheetalba Yashpalsinh Chudasama and Other and Kirtiben Rajeshkumar Patel and others.
18. Copy of Regd. Sale deed No.562/2016, Dt.21/04/2016 executed by and between Kirtiben Rajeshkumar Patel and Mitaba Pradhyumansinh Chudasam and other.



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19. Copy of Regd. Correction deed No.685/2016, Dt.09/05/2016 executed by and between Kirtiben Rajeshkumar Patel and Mitaba Pradhyumansinh Chudasam and other.
20. Original copy of Zoning Certificate of said land.
21. Notarized Affidavit cum Declaration of **Harpalsinh Ranubha Chudasama**.
22. A Public Notice was published in "**Divya Bhaskar**" Dt.09/05/2019 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land (**for Residential purpose**) bearing Revenue Survey No.52 (Old R.S.No.4/2 Piki 7), Account No.635, T.P. Scheme No.2 (Divided T.P. Scheme No.2B1), Final Plot No. 832 (New F.P.No.52), Admeasuring 64850.00 Sq. Meter out of 80938.00 Sq. Meter, But nobody has submitted any objection for the same till date.
23. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.
24. No Encumbrance Certificate issued by Sub Registrar Dholera.
25. Search availed receipt No.2018027001934 from Dhandhuka Sub Registrar Office. Dt.10/06/2019.
26. Search availed receipt No.2018402000984 from Dholera Sub Registrar Office. Dt.11/06/2019.

Date : 19/06/2019

Place : Dhandhuka

Full Name and Address:-

Chintan D. Sanghani

Advocate

Office : 6, Swastic Complex,
1st Floor, Near Dena Bank, Station Road,
Dhandhuka - 382460, Dist.Ahmedabad.



(Chintan D. Sanghani)

Advocate

CHINTAN D. SANGHANI

ADVOCATE

Mo.98253 20434

Enrolment No. G/2367/2010

Office: Swastic Complex, 1st Floor,
Nr. Dena Bank, Station Road,
DHANDHUKA, Dist. Ahmedabad.

19 JUN 2019

મિલ્કત પરના બોજા અંગેનું પત્રક

Search in

ગામ નજીક : DHOLERA.

ਅੰਤਰ : ੮੮੪

મિલકતનું વર્ણન
સ નં - 52 (જુનો સ નં - 4/2 પૈકી 7)

દસ્તાવેજની આ શોધ એસ.આર.ઓ - ધંધુકા મા -7 વર્ષના છેડેસ -2 ની ઉપલ્લધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજ અંગેનુ પત્રક પુરતોજ પુરતોજ મર્યાદીત રહેશે આ શોધમા તા એપ્રિલ '૦૭ થી ૨૦૧૪ 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 સબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે 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 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 લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રો. ૨૫૦૦૦૦૦૦	રે.સ.નં - 4/2 પેકી 7 હે.આરે 16-18-75	સરોજબા ઉર્ફ શીતલબા યજ્ઞપાલસિંહ યુડાસમા જીતુભા કરણસિંહ યુડાસમા	કીર્તીબિન રાજેશકુમાર પટેલ હીરલબા પ્રધુમનસિંહ યુડાસમા મીતાબા પ્રધુમનસિંહ યુડાસમા હરપાલસિંહ રણુભા યુડાસમા પ્રધુમનસિંહ વિક્રમસિંહ યુડાસમા રાજેશકુમાર નારણભાઈ પટેલ ઉપેન્દ્રસિંહ યોગરાજસિંહ યુડાસમા	૦૧/૦૭/૨૦૧૦ ૦૧/૦૭/૨૦૧૦	૨૧૩૮	

তারিখ: ১০/০৫/২০১৮

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ધંધુકા

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

મિલકત પરના બીજા અંગેનું પત્રક

Search in ચિત્તલ ડી સંધાણી

અરજી નંબર : ૨૦૧

ગામ નું નામ : DHOLERA

મિલકતનું વર્ણન સર્વે નં 52 (જુની સર્વે નં 4/2 પેકી 7)

દસ્તાવેજની આ શીખ એસ.આર.ઓ - Dholera

મા -5 વર્ણના ઇડેસ -2 ની ઉપલ્લેખ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શીખનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતીજ

પુરતીજ મર્યાદીત રહેશે આ શીખમા તા

સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સંબંધિતરૂપર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધપત્રી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા ગુક્કાની માટેના કોઇપણ ફકદાવા માટે ને જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આવે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રકળ આકાર અથવા જુડી નંબર અને પર નંબર (જો કંઈ પણ હોય તો) _____ તે _____	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુટુંબનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુટુંબનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	થેરો
શી. NO DATA AVAILABLE						



સંબંધિતરૂપર
એસ.આર.ઓ - Dholera

$\gamma:4\gamma:\gamma^2$ pm

અરજી પહોંચ

મેલકતનું વર્ણન સર્વે નં 52 (જુનો સર્વે નં 4/2 પેકી 7)

Search in : DHOLERA/DHOLERA

પહોંચ નંબર: ૨૦૧૯૪૦૨૦૦૦૮૮૪

અરજી નંબર: ૨૦૧

અરજી વર્ષ: ૨૦૧૯

તા: ૧૧

માહે: જુન

સને: ૨૦૧૯

રજ કરનારનું નામ ચિંતન ડી સંઘાણી

નીચે પ્રમાણે ડી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોવીયો.....

0

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

0

શોધ અગર તપાસણી.....

Year: ૨૦૧૪ ૨૦૧૯

૧૪૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોવીયો.....

0

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદર રૂ.

૧૪૦

અંકે રૂપીયા એકસો ચાલીસ પુરા

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(JOSHIMAILIK DINKARRAY)

સબ રજીસ્ટ્રાર

એસ.આર.ઓ - Dholera

IGR-NIC

841218849982624105

૧૧/૬/૨૦૧૯

૫:૩૪:૨૭ pm