



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

Ajay B. Tripathi

B.Com., LL.B.

Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

Office No. 103/A, 201/202/203, Akshar Plaza,

B/s. Govardhan Nathji Haveli,

Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

TITLE CLEARANCE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Block/Survey No.58, Old Survey No.104, 105, admeasuring 10521 Sq.Mtr. T.P. Scheme No.25, Final Plot No.122, admeasuring 6434 Sq.Mtr. land of Mouje Village Ankhola in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Narson Housing (Keshav Bliss) a Partnership Firm through its managing Partner Sumit Narayanbhai Patel, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of Register sale deed vide registration serial No.10922, Dated : 11.11.2020, executed by (1) Shree Roshan Bhikhabhai Prajapati (2) Shree Bhikhabhai Dahyabhai Prajapati through his

ENROLMENT NO.G/1762/2004

Page 1

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Power of Attorney Holder Shree Roshan Bhikhabhai Prajapati (3) Shree Nareshbhai Jadavbhai Prajapati (4) Shree Dhanjibhai Virjibhai Prajapati (5) Shree Jignesh Ravjibhai Prajapati (6) Shree Bhavanbhai Jasmatbhai Prajapati (7) Shree Shailesh Bhikhubhai Mitaliya (8) Shree Vinodbhai Khimjibhai Mistry (9) Shree Pravinbhai Zaverbhai Varia (10) Shree Hirabhai Dahyabhai Prajapati (11) Shree Vipulkumar Jivanbhai Kapadia in favour of Narson Housing (Keshav Bliss)a Partnership Firm through its managing Partner Sumit Narayanbhai Patel.

2. Photocopy of Index-II & Lodgment Receipt of the above sale deed No.10922/2020.
3. Photocopy of Register sale deed vide registration serial No.10316, Dated : 28.07.2017, executed by (1) Patel Viralbhai Dilipbhai (2) Joshi Himanshu Biharibhai (3) Shah Pragnesh Bhupendrabhai (4) Shah Pragnaben Bhupendrabhai (5) Shah Rakeshbhai Bhupendrabhai in favour of (1) Shree Roshan Bhikhabhai Prajapati (2) Shree Bhikhabhai Dahyabhai Prajapati (3) Shree Nareshbhai Jadavbhai Prajapati (4) Shree Dhanjibhai Virjibhai Prajapati (5) Shree Jignesh Ravjibhai Prajapati (6) Shree Bhavanbhai Jasmatbhai Prajapati (7) Shree Shailesh Bhikhubhai Mitaliya (8) Shree Vinodbhai Khimjibhai Mistry (9) Shree Pravinbhai Zaverbhai Varia (10) Shree Hirabhai Dahyabhai Prajapati (11) Shree Vipulkumar Jivanbhai Kapadia.



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4. Photocopy of Index-II & Lodgment Receipt of the above sale deed No.10316/2017.
5. Photocopy of Register sale deed vide registration serial No.9029, Dated : 13.09.2010, executed by (1) Patel Shardaben Bhailalbhai (2) Patel Bhavnaben Gordhabhai D/o. Bhailalbhai Ishwarbhai (3) Patel Gitaben Rajnikant D/o. Bhailalbhai Ishwarbhai (4) Patel Jayendrabhai Bhailalbhai (5) Patel Hitendrabhai Bhailalbhai (6) Patel Sobhanaben Bhupendrabhai (7) Patel Minalben Bhupendrabhai and Confirming Party (1) Mafatbhai Karsanbhai Bharwad (2) Ganubhai Lakhabhai Bharwad in favour of (1) Patel Viralbhai Dilipbhai (2) Joshi Himanshu Biharibhai (3) Smt. Niranjanaben Bhupendrabhai Shah.
6. Photocopy of N.A. Order of Block No.58, Old Survey No.104, 105 passed by District Collector, Vadodara for Non-Agricultural purpose vide Order No.N.A. / S.R. / 14-15, No.Land / D / Section-65 / Vashi / 129 to 137 / 15, Dated : 12.01.2015.
7. Photocopy of Title Clearance Certificate issued by Nilesh V. Makvana (Advocate of the above afrosaid land.
8. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak).
9. Photocopy of Lay-out plan of above said land.
10. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.

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HISTORY OF THE SAID PROPERTY

Tracing of Title

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. As per mutation entry No.108, Ambalal Hargovindbhai purchased Survey No.510, 511 from the original and entry No.121 of the Survey No.104, 405 with details, said land owner Ranchhodbhai Motibhai entered by this entry but the entry not clearly readable so do verified it.

As per the mutation entry No.150/2 of the records survey No.104, 405 on the base of the said entry, Ullasrao Sahebrao entered as a protected tenant, after that entry No.319 of the records, Ullasrao Sahebrao released his possession of the said land and deleted from the protected tenant, vide order regi. No.3/27.04.1962.

As per entry No.369 of the records, it shows that survey No.104, 105 as per the record, Ranchhodbhai Motibhai's name running in the revenue record, but possession of the said land are Patel Vaghajibhai Ishwarbhai, They file R.T.S. appeal No.23 on dated : 01.10.1962 in Dy. Collector and the order of the Dy.Collector entered the names of Vaghajibhai Ishwarbhai's name in the Revenue Record. And as per entry No.371 of the records, it shows that survey No.510, 511, as per the record Ambalal Hargovindbhai's name running in the Revenue Record, but

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possession of the said land are Patel Vaghajibhai Ishwarbhai, they file R.T.S. appeal No.22 on 01.10.1962 in Dy.Collector and the order of the Dy.Collector entered the names of Vaghajibhai Ishwarbhai name in the revenue record.

As per the mutation entry No.367 of the records (Survey No.104, 105, 510, 511) Vaghajibhai Ishwarbhai and his brother Bhailalbai Ishwarbhai mutual distribution between them and said land transferred in the name of Bhailalbai Ishwarbhai as per the agreement on 15.03.1973 and said entry mutated on 16.08.1980.

As per the mutation entry No.770 of the records, Bhailalbai Ishwarbhai demise and after the death entered his legal heirs name in the records by virtue of succession rights, viz; (1) Patel Shardaben Bhailalbai (2) Patel Bhavnaben Gordhabhai D/o. Bhailalbai Ishwarbhai (3) Patel Bhupendrabhai Bhailalbai (4) Patel Gitaben Rajnikant D/o. Bhailalbai Ishwarbhai (5) Patel Jayendrabhai Bhailalbai (5) Patel Hitendrabhai Bhailalbai, said entry mutated on dated : 13.04.1992. thereafter Late. Patel Bhupendrabhai Bhailalbai demise and his legal heirs (1) Shobhanaben Bhupendrabhai Patel (2) Minal Bhupendrabhai Patel entered in the revenue record as per entry No.1153, said entry mutated on dated : 29.12.2009.



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As per the mutation entry No.1173 of the records, land owners Patel Shardaben Bhailalbhai and others jointly sold out and executed registered sale deed in favour of (1) Patel Viralbhai Dilipbhai (2) Joshi Himanshu Biharibhai (3) Smt. Niranjanaben Bhupendrabhai Shah vide registration serial No.9029, Dated : 13.09.2010, said entry mutated on dated : 14.10.2010. Then after Late. Shri Niranjanaben Bhupendrabhai Shah demise and his Legal heirs (1) Shah Pragnesh Bhupendrabhai (2) Shah Pragnaben Bhupendrabhai and (3) Shah Rakeshbhai Bhupendrabhai entered in the revenue record as per entry No.1307, said entry mutated on dt. 11.04.2014.

Thereafter, the said Block No.58, Old Survey No.104, 105, admeasuring 10723 Sq.Mtr. paiki 10521 Sq.Mtr. land is converted into Non-Agricultural Purpose of the order No.N.A. / S.R. / 14-15, No.Land / D / Section-65 / Vashi / 129 to 137 / 15, Dated : 12.01.2015 of District Collector, Vadodara.

Thereafter, (1) Patel Viralbhai Dilipbhai (2) Joshi Himanshu Biharibhai (3) Shah Pragnesh Bhupendrabhai (4) Shah Pragnaben Bhupendrabhai (5) Shah Rakeshbhai Bhupendrabhai sold the said land i.e. Block No.58, Old Survey No.104, 105, admeasuring 10723 Sq.Mtr. paiki 10521 Sq.Mtr. to (1) Shree Roshan Bhikhabhai Prajapati (2) Shree

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Bhikhabhai Dahyabhai Prajapati (3) Shree Nareshbhai Jadavbhai Prajapati (4) Shree Dhanjibhai Virjibhai Prajapati (5) Shree Jignesh Ravjibhai Prajapati (6) Shree Bhavanbhai Jasmatbhai Prajapati (7) Shree Shailesh Bhikhubhai Mitaliya (8) Shree Vinodbhai Khimjibhai Mistry (9) Shree Pravinbhai Zaverbhai Varia (10) Shree Hirabhai Dahyabhai Prajapati (11) Shree Vipulkumar Jivanbhai Kapadia by registered sale deed vide registration serial No.10316, Dated : 28.07.2017 and by virtue of the said sale deed their name was mutated in the Revenue record vide mutation entry No.1488, dated : 03.08.2017 which was certified by competent authority on 04.09.2017.

The Government has introduce in Moje Village Ankhol, Tal. & Dist. Vadodara New Town Planning Scheme No.25 (Technology Park) and after finalization of Town Planning Scheme No.25 (Technology Park), Block/Survey No.58, Old Survey No.104, 105, & Block/Survey No.58 Paiki 1, Old Survey No.510, 511, was given Final Plot No.122.

Thereafter, (1) Shree Roshan Bhikhabhai Prajapati (2) Shree Bhikhabhai Dahyabhai Prajapati through his Power of Attorney Holder Shree Roshan Bhikhabhai Prajapati (3) Shree Nareshbhai Jadavbhai Prajapati (4) Shree Dhanjibhai Virjibhai Prajapati (5) Shree Jignesh Ravjibhai Prajapati (6) Shree Bhavanbhai Jasmatbhai Prajapati (7) Shree Shailesh Bhikhubhai Mitaliya (8) Shree Vinodbhai Khimjibhai Mistry (9)

[Handwritten signature]



Shree Pravinbhai Zaverbhai Varia (10) Shree Hirabhai Dahyabhai Prajapati (11) Shree Vipulkumar Jivanbhai Kapadia sold the said land i.e. **Block/Survey No.58, Old Survey No.104, 105, admeasuring 10521 Sq.Mtr. T.P. Scheme No.25, Final Plot No.122, admeasuring 6434 Sq.Mtr. land of Mouje Village Ankhol, Tal. and Dist.Vadodara** to Narson Housing (Keshav Bliss) a Partnership Firm through its managing Partner Sumit Narayanbhai Patel by registered sale deed vide registration serial No.10922, Dated : 11.11.2020 and he becomes the owner of the said land.

Hence it is crystal clear that Narson Housing (Keshav Bliss) a Partnership Firm through its managing Partner Sumit Narayanbhai Patel are the owners and in possession of the captioned land.

SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2019014035349, 2019015020140 & 2019318004643, Dated : 27.12.2019 & Receipt No.2020315023643, Dated : 05.12.2020 and no adverse entry is found to be registered before the sub registrar.



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Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

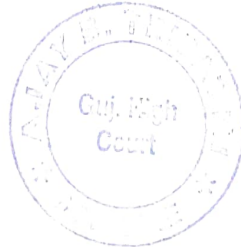
I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Narson Housing (Keshav Bliss) a Partnership Firm through its managing Partner Sumit Narayanbhai Patel** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

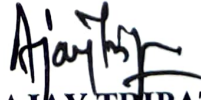
SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land bearing Block/Survey No.58, Old Survey No.104, 105, admeasuring 10521 Sq.Mtr. T.P. Scheme No.25, Final Plot No.122, admeasuring 6434 Sq.Mtr. land of Mouje Village Ankhoh in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Place : Vadodara
Date : 01.02.2021




AJAY TRIPATHI
Advocate



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ENROLMENT NO.G/1762/2004

Dated : 01.02.2021

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted bearing Non Agricultural Land bearing Block/Survey No.58, Old Survey No.104, 105, admeasuring 10521 Sq.Mtr. T.P. Scheme No.25, Final Plot No.122, admeasuring 6434 Sq.Mtr. land of Mouje Village Ankhoh in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat for the last 30 years vide No.2019014035349, 2019015020140 & 2019318004643, Dated : 27.12.2019 & Receipt No.2020315023643, Dated : 05.12.2020. I have not found any adverse entry in the search report.

Vadodara

Date : 01.02.2021



Ajay B. Tripathi
AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued by Sub-Registrar, Vadodara attached.

અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક/સનં.58 જુનો સર્વેનં.104,105 ટીપી.25 ફા.પ્લોટનં.122

Search in : ANKHOL.. /ANKHOL..

પહોંચ નંબર ૨૦૨૦૩૧૫૦૨૩૬૪૩

અરજી નંબર

૧૦૨૦૫

અરજી વર્ષ

૨૦૨૦

તારીખ ૫

માહે

ડિસેમ્બર

સને

૨૦૨૦

રજુ કરનારનું નામ અજય ત્રિપાઠી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2012 2020

૨૬૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ.

૨૬૦.૦૦

અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

KAUSHIKKUMAR MAFATLAL VANSOLA

સબ રજીસ્ટ્રાર

વડોદરા - ૬ બાપોદ

અંકે રૂ. : 260.00

20201111897372375

સબ રજીસ્ટ્રાર, વડોદરા - ૬ બાપોદ

મિલકત પરના બોજા અંગેનું પત્રક

Search in : અજય ત્રિપાઠી અરજી નંબર : 10205 ગામ નું નામ : ANKHOL..

મિલકતનું વર્ણન : બ્લોક/સન.58 જુનો સર્વેનં.104,105 ટીપી.25 ફા.પ્લોટનં.122

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-5(Bapod) મા -8 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

માલિકી ફેરખત/વિચારૂ	મોજે અણખોલ બ્લોક/સ.ન. 58 જુનો સ.ન. 104,105 જેનુ માપ 10521 ચો.મી, ટીપી.ન. 25 ફા.પ્લોટનં. 122 ફળવવામા આવેલ છે તે મુજબ માપ 6434 ચો.મી વાળી બિનખેતીની ખુલ્લી જમીન.	1. પ્રજાપતિ રોશન લીખાભાઇ (એચ.યુ.એફ) 2. પ્રજાપતિ લીખાભાઇ ડાહ્યાભાઇ વતી કબુલાત ના કુમુ તરીકે પ્રજાપતિ રોશન લીખાભાઇ (એચ.યુ.એફ) 3. પ્રજાપતિ નરેશભાઇ જાદવભાઇ 4. પ્રજાપતિ ધનજીભાઇ વીરજીભાઇ 5. પ્રજાપતિ જીર્ણેશભાઇ રવજીભાઇ 6. પ્રજાપતિ ભવાનભાઇ જસમતભાઇ 7. મીતલીયા શેલેષભાઇ ભીખુભાઇ 8. મિસ્ત્રી વિનોદભાઇ ખીમજીભાઇ 9. વરીયા પ્રવિણભાઇ ઝવેરભાઇ 10. પ્રજાપતિ હિરાભાઇ ડાહ્યાભાઇ 11. કાપડીયા વિપુલકુમાર જીવણભાઇ	NARSON HOUSING એ નામની ભાગીદારી પેઢી વતી અને તર્ફ વહીવટકર્તા ભાગીદાર - સુમિત નારાયણભાઇ પટેલ	11-11-2020	10922
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મિલકત પરના બોજા અંગેનું પત્રક

Search in : અજય ત્રિપાઠી અરજી નંબર : 10205 ગામ નું નામ : ANKHOL...

મિલકતનું વર્ણન : બ્લોક/સન.58 જુનો સર્વેન.104,105 ટીપી.25 ફા.પ્લોટનં.122

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-5(Bapod) મા -8 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા. સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-5
(Bapod)

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નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ડિસ્ક્રામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
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