

Phone : 0281-2459455
Mobile : 098242 09189
210-211, Komal Chambers,
Opp. Chaudhary Highschool,
Kasturba Road, Rajkot-360 001.

Mehul V. Mehta
B.Com., LL.B.
ADVOCATE

Ref. no. :

Date : 26-11-2020

TO WHOM IT MAY CONCERN

**Sub.: Investigation of title in respect of property of
D-Cube a partnership firm.**

(I) Name of the Owners :

D-Cube - a Partnership Firm

- 1) Mrs. Kripa Ketan Chotai
- 2) Chotai Ketanbhai Arvindbhai (HUF)
- 3) Hasmukh Mansukhlal Udesi
- 4) Gaurav Dhanjibhai Raiyani

Add.: 115-116, Atul Complex, 1st Floor,
Gondal Road, Rajkot.

(II) Description of the Property :

Total Land admeasuring Sq. Mtrs. 398-20 of Plot no. 27/B-1+27/B-2 + 27/B-3 of T.P. Scheme No. 3, F.P. No. 166 paiki of Revenue Survey No. 74 paiki of Village Nana Mava within the new limit of Rajkot. The residential law-rise building known as "IRA". The said building bounded as under:

NORTH : Lagu acquired land of ULC of sub-plot no. 27/A.

SOUTH : Lagu other's property of plot no. 28.

EAST : Lagu survey no. 73 property.

WEST : 7-62 Mtrs. wide road.

(III) Description of Documents :

- 1) Certified copy of Village form no. 7/12 of revenue survey no. 74 of village Nana Mava.
- 2) Certified copy of N.A. Order no.: Land-Vashi-484, dated : 22-10-1962 which is issued by Mamlatdar, Rajkot in the name of Natvarsinhji Daulatsinhji and Mansukhbhai Maganlal Sutariya.

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- 3) Certified copy of Sanad form no. "M", Sanad no. : 255 in the name of Natvarsinhji Daulatsinhji and Mansukhbhai Maganlal Sutariya.
- 4) Certified copy of Sale Deed Reg. at No. 3798, Dt. 13-12-1963 which was executed by Natvarsinhji Daulatsinhji and Mansukhbhai Maganlal Sutariya in favour of Sushilaben Karshanjibhai.
- 5) True copy of Village form no. VI, entry no. 34, Dt. 4-2-1983.
- 6) Certified copy of Sale Deed Reg. at No. 1767, Dt. 25-7-1966 which was executed by Sushilaben Karshanjibhai in favour of Smt. Ushadevi Vipinchandra Bavishi.
- 7) Certified copy of Village form no. VI, entry no. 35 Dt. 4-2-1983
- 8) True copy of U.L.C. Order no. : ULC/Case No. 6(1) 1805/1736/76, Dt. 27-2-1986 and Dt. 28-2-1986 which is issued by Additional Collector, ULC.
- 9) True copy of sub-plotting plan no. : 321, Dt. 23-5-2001 which is issued by Rajkot Municipal Corporation.
- 10) Original Sale Deed Reg. at No. 870, Dt. 1-3-2001 which was executed by Smt. Ushadevi Vipinchandra Bavishi in the favour of Bharat Jamnadas Shrimankar.
- 11) Original Correction Deed Reg. at No. 2907, Dt. 28-6-2001 which was executed by Smt. Ushadevi Vipinchandra Bavishi in the favour of Bharat Jamnadas Shrimankar.
- 12) True copy of Village form no. VI, entry no. 3135 Dt. 27-6-2001.
- 13) True copy of Construction permission no. : 707, Dt. 3-11-2001 with Commencement Certificate and approved building plan.

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- 14) True copy of Completion Certificate no. : 141, Dt. 9-7-2002 which is issued by Rajkot Municipal Corporation.
- 15) Original Sale Deed Reg. at No. 871, Dt. 1-3-2001 which was executed by Smt. Ushadevi Vipinchandra Bavishi in the favour of Vijay Jamnadas Shrimankar.
- 16) Original Correction Deed Reg. at No. 2906, Dt. 22-6-2001 which was executed by Smt. Ushadevi Vipinchandra Bavishi in the favour of Vijay Jamnadas Shrimankar.
- 17) True copy of Village form no. VI, entry no. 3110 Dt. 28-4-2001.
- 18) True copy of Construction permission no. : 706, Dt. 3-11-2001 with Commencement Certificate and approved building plan.
- 19) True copy of Completion Certificate no. : 143, Dt. 9-7-2002 which is issued by Rajkot Municipal Corporation.
- 20) Original Sale Deed Reg. at No. 872, Dt. 1-3-2001 which was executed by Smt. Ushadevi Vipinchandra Bavishi in the favour of Vipul Jamnadas Shrimankar.
- 21) Original Correction Deed Reg. at No. 2905, Dt. 22-6-2001 which was executed by Smt. Ushadevi Vipinchandra Bavishi in the favour of Vipul Jamnadas Shrimankar.
- 22) True copy of Village form no. VI, entry no. 3111 Dt. 28-4-2001 with Village form no. VIII-A, khata no. 2132.
- 23) True copy of Construction permission no. : 705, Dt. 3-11-2001 with Commencement Certificate and approved building plan.
- 24) True copy of Completion Certificate no. : 142, Dt. 9-7-2002 which is issued by Rajkot Municipal Corporation.
- 25) True copy of Zoning Certificate Dt. 19-9-2018 with part plan

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which is issued by Rajkot Urban Development Authority.

- 26) True copy of Sketch of T.P. Scheme no. 3, F.P. No. 166 which is issued by RMC.
- 27) Original Sale Deed Reg. at No. 5150, Dt. 19-10-2018 which was executed by Vipul Jamnadas Shrimankar, Vijay Jamnadas Shrimankar and Bharat Jamnadas Shrimankar in the favour of D-Cube a Partnership firm.
- 28) True copy of Partnership Deed of D-Cube a Partnership Firm Dt. 26-4-2018 with Register of Firms.
- 29) True copy of latter no. : CTS/Nana Mava/Vasi/496/2018-2019, Dt. 22-10-2018 which is issued by City Survey Office, Rajkot.
- 30) True copy of Village Form no. II which is issued by Talati, Nana Mava in the name of D-Cube a Partnership firm.
- 31) Original construction permission no. : 653, Dt. 23-7-2019 with commencement certificate and approved building plan which is issued by Rajkot Municipal Corporation.
- 32) Original Deed of reconstruction of Partnership, Dt. 15-1-2020.
- 33) Original search receipts no. : 2020325009223 Dt. 23-11-2020, 2020022022096, 2020025016742 Dt. 24-11-2020 which is issued by Sub-registrar, Rajkot.

(IV) Tracing of Title :

From the documents hereinafter of it appears that Natvarsinhji Daulatsinhji and Mansukhbhai Maganlal Sutariya were owner and occupier of Agricultural land of Revenue Survey no. 74, land admeasuring 9-30 A.G. of Village Nana Mava, Dist. : Rajkot.

It further appears that Natvarsinhji Daulatsinhji and Mansukhbhai Maganlal Sutariya had applied to District Development

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Officer, Rajkot to grant the permission to convert the aforesaid agricultural land 9-30 A.G. of revenue survey no. 74 of Village Nana Mava into N.A. for residential purpose, which in turn was granted by Order no. : Land-Vasi-484, dated : 22-10-1962 in the name of Natvarsinhji Daulatsinhji and Mansukhbhai Maganlal Sutariya and N.A. Sanad also issued by Taluka Mamlatdar Office, Rajkot.

It further appears that Natvarsinhji Daulatsinhji and Mansukhbhai Maganlal Sutariya sold plot no. 27 land admeasuring 770-6-48 Sq. Yds. of Revenue Survey no. 74 paiki of Village Nana Mava to Sushilaben Karshanjibhai by way of Sale Deed which was Reg. at No. 3798, Dt. 13-12-1963. And to that effect, Talati-cum-Mantri had issued village form no. : VI accordingly.

It further appears that Sushilaben Karshanjibhai sold plot no. 27 land admeasuring 770-6-48 Sq. Yds. of Revenue Survey no. 74 paiki of Village Nana Mava to Ushadevi Vipinchandra Bavishi by way of Sale Deed which was Reg. at No. 1767, Dt. 25-7-1966. And to that effect, Talati-cum-Mantri had issued village form no. : VI accordingly.

It further appears that Ushadevi Vipinchandra Bavishi filed a ULC/Case No. 6(1) 1805/1736/76 before Additional Collector, ULC and Additional Collector, ULC passed the order Dt. 27-2-1986 and Dt. 28-2-1986.

It further appears that T. P. Scheme was in force in Village : Nana Mava. The said land was bifurcate in T. P. Scheme no. 3 original Plot no. 27 paiki, F.P. No. 166 paiki.

It further appears that, Ushadevi Vipinchandra Bavishi applied to Rajkot Municipal Corporation for sub-plotting plan of Plot No. 27 and for that Rajkot Municipal Corporation issued sub-plotting permission no. : 321, Dt. 23-5-2001. As per the sub-plotting plan no. Sub-plot no. : 27/A, 27/B-1, 27/B-2 and 27/B-3.

It further appears that Ushadevi Vipinchandra Bavishi sold

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sub-plot no. 27/B-3 land admeasuring 136-17 Sq. Mtrs. of Revenue Survey no. 74 paiki of Village Nana Mava to Bharat Jamnadas Shrimankar by way of Sale Deed which was Reg. at No. 870, Dt. 1-3-2001. In the above said sale deed there was a typographical mistake to mention the sub-plot number, so afterwards correction deed executed between the parties. And to that effect, Talati-cum-Mantri had issued village form no. : VI accordingly.

It further appears that Ushadevi Vipinchandra Bavishi executed a Correction deed which is reg. at no. : 2907, Dt. 22-6-2001 in the favour of Bharat Jamnadas Shrimankar.

It further appears that, Bharat Jamnadas Shrimankar intended to construct residential house on the above said land admeasuring 136-17 Sq. mtrs., and for that Rajkot Municipal Corporation issued a Construction Permission No. 707, Dt. 3-11-2001 with Commencement Certificate and Approved Building Plan and construction was completed and for that Rajkot Municipal Corporation issued a Completion Certificate.

It further appears that Ushadevi Vipinchandra Bavishi sold sub-plot no. 27/B-2 land admeasuring 136-17 Sq. Mtrs. of Revenue Survey no. 74 paiki of Village Nana Mava to Vijay Jamnadas Shrimankar by way of Sale Deed which was Reg. at No. 871, Dt. 1-3-2001. In the above said sale deed there was a typographical mistake to mention the sub-plot number, so afterwards correction deed executed between the parties. And to that effect, Talati-cum-Mantri had issued village form no. : VI accordingly.

It further appears that Ushadevi Vipinchandra Bavishi executed a Correction deed which is reg. at no. : 2906, Dt. 22-6-2001 in the favour of Vijay Jamnadas Shrimankar.

It further appears that, Vijay Jamnadas Shrimankar intended to construct residential house on the above said land admeasuring 136-17 Sq. mtrs., and for that Rajkot Municipal Corporation issued

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a Construction Permission No. 708, Dt. 3-11-2001 with Commencement Certificate and Approved Building Plan and construction was completed and for that Rajkot Municipal Corporation issued a Completion Certificate.

It further appears that Ushadevi Vipinchandra Bavishi sold sub-plot no. 27/B-1 land admeasuring 136-52 Sq. Mtrs. of Revenue Survey no. 74 paiki of Village Nana Mava to Vipul Jamnadas Shrimankar by way of Sale Deed which was Reg. at No. 872, Dt. 1-3-2001. In the above said sale deed there was a typographical mistake to mention the sub-plot number, so afterwards correction deed executed between the parties. And to that effect, Talati-cum-Mantri had issued village form no. : VI accordingly.

It further appears that Ushadevi Vipinchandra Bavishi executed a Correction deed which is reg. at no. : 2905, Dt. 22-6-2001 in the favour of Vipul Jamnadas Shrimankar.

It further appears that, Vipul Jamnadas Shrimankar intended to construct residential house on the above said land admeasuring 136-52 Sq. mtrs., and for that Rajkot Municipal Corporation issued a Construction Permission No. 705, Dt. 3-11-2001 with Commencement Certificate and Approved Building Plan and construction was completed and for that Rajkot Municipal Corporation issued a Completion Certificate.

It further appears that, Vipul Jamnadas Shrimankar, Vijay Jamnadas Shrimankar and Bharat Jamnadas Shrimankar demolished the residential houses of above sub-plots.

It further appears that, Vipul Jamnadas Shrimankar, Vijay Jamnadas Shrimankar and Bharat Jamnadas Shrimankar sold Total Land admeasuring Sq. Mtrs. 398-20 of Plot no. 27/B-1, 27/B-2 & 27/B-3 of T.P. Scheme No. 3, F.P. No. 166 paiki of Revenue Survey No. 74 paiki of Village Nana Mava with construction rights of proposed

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building plan to D-cube a partnership firm by way of sale deed which is regd. at no. 5150, Dt. 19-10-2018 And to that effect, village form no. : II issued by Talati-cum-Mantri, Nana Mava.

It further appears that, 1) Mr. Sandeepkumar Chatrabhuj Javiya, 2) Arun N. Javiya, 3) Mrs. Kripa Ketan Chotai, 4) Chotai Ketanbhai Arvindbhai (HUF) and 5) Hasmukh Mansukhlal Udesi intended to create a Partnership firm name and style of D-Cube Partnership firm and for that Partnership Deed was executed Dt. 9-6-2018 and the said partnership firm regd. with Registrar of Firms, Rajkot.

It transpires that there was a change in the constitution of the Firm, as Sandeepkumar Chatrabhuj Javia and Arjun N. Javia had retired as partners of the Firm and a new partner Gaurav Dhanjibhai Raiyani joined as a partner in the said partnership firm, and Mrs. Kripa Ketan Chotai and other remaining partners of the Firm have continued the business of the Firm, and Deed of reconstitution of Partnership firm to that effect was executed between them on dated 15-01-2020.

It further appears that construction has been started by D-Cube a partnership firm of said building known as "IRA". The Construction permission no. : 653, Dt. 23-7-2019 was issued by Rajkot Municipal Corporation with commencement certificate and approved building plan.

It appears that D-Cube a partnership firm is the owner & occupier of the property more particularly described above hereinafter and is competent to transfer it.

(V) Search :

The search has been taken from the records of Sub-registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed the receipts towards the search charges is annexed.



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(VI) Opinion :

On examination of the entire chain of the documents I do hereby certify that the right, title and interest of D-Cube a Partnership firm in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest of said D-Cube a Partnership firm over the above referred property are clear, marketable, free from any encumbrance and beyond reasonable doubt.

(VII) Creation of the Mortgage :

By depositing the documents referred at Sr. No. 1 to 32 a valid mortgage can be created in favour of whomsoever it may concern.

A mortgage by way of depositing title deeds is required to be registered with the Sub-registrar, Rajkot as per the notification of Government of Gujarat, Dt. 21-7-2008.

Thanking you,

Yours faithfully,



(Mehul V. Mehta)
(Advocate)
(Enrl. No. : G/2015/2005)

મિલકત પરના બીજા અંગેનું પત્રક

Search in મેહુલ વી. મહેતા (એડ.) શોધ + ઇ. સી.

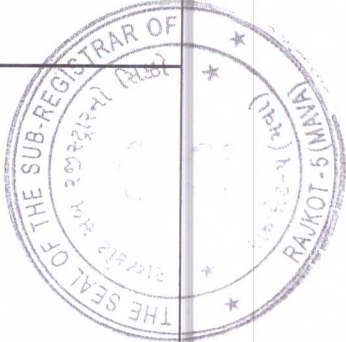
અરજી નંબર : 3945

ગામ નું નામ : Nana Mava

મિલકતનું વર્ણન રે. સર્વે નં.74 પૈકી, સબપ્લોટ નં.27/બી-1, 27/બી-2, 27/બી-3 ઉપરની મીલકત

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Rajkot-5(Mava) મા -8 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા _____ સંસુધીના 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 સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા 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 ઘર 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
----- NO DATA AVAILABLE -----								
રૂ.								



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Rajkot-5
(Mava)

અરજી પહોંચ

મિલકત નું વર્ણન : રે. સર્વે નં.74 પૈકી, સબપ્લોટ નં.27/બી-1, 27/બી-2, 27/બી-3 ઉપરની મીલકત

Search in : Nana Mava/Nana Mava

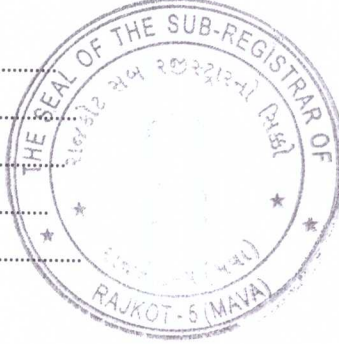
પહોંચ નંબર ૨૦૨૦૩૨૫૦૦૮૨૨૩ અરજી નંબર ૩૮૪૫ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૩ માહે નવેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ મેહુલ વી. મહેતા (એડ.) શોધ + ઇ. સી.

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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.....Year: 2012 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૦૦.૦૦

કુલ એકંદરે રૂ. ૨૦૦.૦૦

અંકે રૂપીયા બે સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

V B Tankariya
સબ રજીસ્ટ્રાર
રાજકોટ - ૫ - મવા

અંકે રૂ. : 200.00

20201123981713220

સબ રજીસ્ટ્રાર, રાજકોટ - ૫ - મવા

અરજી પહોંચ

મિલકત નું વર્ણન : નાનામવા રે.સ.નં.74 પૈકી સબ પ્લોટ નં.27/બી-1 27/બી-2 27/બી-3 કુલ જમીન
ચો.મી.આ.398-20

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૨૨૦૮૬ અરજી નંબર ૧૫૦૩૭ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૪ માહે નવેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ મેહુલ વી.મહેતા (એડ)શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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.....Year: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ. ૧૦૦.૦૦

અંકે રૂપીયા એક સો શૂન્ય પૂરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અંકે રૂ. : 100.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.74 પૈકી સબ પ્લોટ નં.27/બી-1,27/બી-2,27/બી-3

Search in : નાનામાવા /NANA MAVA

પહોંચ નંબર 2020024095982 અરજી નંબર 2249 અરજી વર્ષ 2020
તારીખ 28 માહે નવેમ્બર સને 2020

રજુ કરનારનું નામ મેહુલ વી.મહેતા (એડ.) શોધ
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 54 થી 59).....
શોધ અગર તપાસણી.....Year: 1998 2012
દંડ કલમ-24.....
કલમ-34 (કલમ-59).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



૧૬૦.૦૦

કુલ એકંદરે રૂ. ૧૬૦.૦૦

અંકે રૂપીયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

T.N.PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 160.00

20201123732803940

સબ રજીસ્ટ્રાર, રાજકોટ - 4