

અંબરીષ કે. પંડ્યા
એડવોકેટ (ગુજરાત હાઈકોર્ટ)
બી.એ.એલ.એલ.બી

AMBARISH K. PANDYA
Advocate(Gujarat High Court)
B.A.LL.B.

ઓફીસ : ૧ - ૨ પુનિત કોમ્પ્લેક્સ, નાગરીક બેંકની ગલીમાં, નવા બજાર, કરજણ,
રહેઠાણ : ૧૯, ગીરીવિહાર સોસાયટી, અજાસ્તુ રોડ, નવા બજાર, કરજણ, તા. કરજણ, જી. વડોદરા.

Date:- 28/01/2021

TO WHOM SO EVER IT MAY EVER CONCERN
TITLE CERTIFICATE CUM INVEARIGATION REPORT

SUB:- Investigation of the title and title clearance certificate in respect of the immovable property being Non Agricultural land bearing Rev. Survey No. 772/Paiki/3/Paiki/1 admeasuring Hector Ra. Square Mtrs. 01-73-30, Assessment Rs.2599.50 of village Karjan, Nava Bazar, Tal. Karjan, District Vadodara, Registration District Vadodara Sub-District Karjan

Owner of the property:

Mr.Pruthvirajsinh Yogendrasinh Maharaul & Siddhrajsinh Yogendrasinh Maharaul of R/o Narendravilas, Civil Court Road, Nava Bazar, Karjan, Ta. Karjan, Dist. Vadodara,

With reference of the subject cited above, I have investigated to the title to the property viz. the Non Agricultural land bearing Revenue Survey No. 755/Paiki/3 admeasuring Hec. Ra. Sq.Mtrs. 772/Paiki/3/Paiki/1 admeasuring Hector Ra. Square Mtrs. 01-73-30, Assessment Rs.2599.50 of village Karjan, Nava Bazar, Taluka Karjan, District Vadodara in the Registration District Vadodara and Sub-District Karjan. I have verified under mentioned papers/ documents submitted before me. On the basis of Revenue Records & documents submitted before me, my report on the title of the said property as under :-

(A) COMPLETE DESCRIPTION OF THE IMMOVABLE PROPERTY

The immovable property being Non Agricultural land bearing Rev. Survey No. 772/Paiki/3/Paiki/1 admeasuring Hector Ra. Square Mtrs. 01-73-30, Assessment Rs. 2599.50 situated at village Karjan, Nava Bazar, Taluka Karjan, District Vadodara, Registration District Vadodara Sub-District Karjan.

(B) PARTICULARS OF THE DOCEMENTS SCRUTINIZED :-

- (1) Photo copy of village form No. 7/12 of Agri. land Block/Survey No. 772/Paiki/3 of village Karjan (Sim) for the year 1951-22 to 2004-05 issued by the office of Mamlatdar, Karjan, dt. 23/07/2017.
- (2) Photo copy of Hissa Form No. 4 of Rev. Survey No. 772/Paiki/3 issued by the office of District Survey, Vadodara, dt. 18/08/2017 with measurement sheet.

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- (3) Photo copy of Map of Rev. Survey No. 772/A prepared by the office of Karjan (Kasba) Village Panchayat, dt. 21/01/2021.
- (4) Photo copy of Village form No. 8-A & Village form No. 7 of Rev. Survey No. 772/Paiki/3/Paiki/1 issued by the office of Mamlatdar, Karjan in the name of Mr. Pruthvirajsinh Yogendrasinh Maharaul & Siddhrajsinh Yogendrasinh Maharaul, dt. 21/01/2021.
- (5) Photo copy of No due certificate of Talati-cum-Mantri of Karjan (Kasba) Village Panchayat, dt. 21/6/2018.
- (6) Photo copy of village form No. 12 of Rev. Survey No. 772/Paiki/3 issued by the office of Mamlatdar, Karjan form the year 2003-04 to 2017-18, dt. 29/8/2018.
- (7) Photo copy of No due certificate of Bank of Baroda, Nana Fofaliya Br. dt. 24/8/2018.
- (8) Photo copy of Zone Certificate issued by Town Planning Asstt. Karjan Nagar Palika in respect of Rev. Survey No. 772 vide No. K.J.P./J.N./T.P./Vashi/2/2019, dt. 7/1/2019.
- (9) Photo copy of village form No. 6 (Rights of Records) issued by the office of Mamlatdar, Karjan, dt. 6/5/2019 & /08/2020.
- (10) Photo copy of N.A. Permission ordered No. CB/NA/VADODARA/KARJAN/772/P3/1003918/2019, dt. 7/8/2019 pertaining to the land Revenue Survey No. 772/Paiki/3 admeasuring 17330-00 Sq. Mtrs. issued by Resi. Asstt. Collector, Vadodara.

(C) BRIEF DESCRIPTION OF CHAIN OF TITLE:-

- a. **Mr. Pruthvirajsinh Yogendrasinh Maharaul & Siddhrajsinh Yogendrasinh Maharaul** handed over the documents in respect of the properties situated at village Karjan, Ta. Karjan, Dist. Vadodara requesting me to furnish non-encumbrance certificate and submit the Title Clearance Report in respect of the captioned property viz. the immovable property being Non Agricultural land bearing **Revenue Survey No. 772/Paiki/3/Paiki/1** admeasuring **Hector Ra. Square Mtrs. 01-73-30, Assessment Rs. 2599.50** of village Karjan, Nava Bazar, Taluka Karjan, District Vadodara, Registration District Vadodara Sub-District Karjan regarding it is clear and marketable title to the above property.
- b. As per latest Certified copy of village form No. 7/12 issued by the office of Mamlatdar, Karjan, the captioned property viz. the immovable property being **Non Agricultural land bearing Revenue Survey No. 772/Paiki/3/Paiki/1** admeasuring **Hector Ra. Square Mtrs. 01-73-30, Assessment Rs. 2599.50** of village Karjan, Nava Bazar, Taluka Karjan, District Vadodara, Registration District Vadodara Sub-District Karjan is in the joint names, Joint occupation, Joint ownership & Joint

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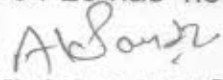
possession of **Mr.Pruthvirajsinh Yogendrasinh Maharaul & Siddhrajsinh Yogendrasinh Maharaul** of R/o At : Narendra Nivas, Civil Court Road, Nava Bazar, Karjan, Ta. Karjan, Dist. Vadodara.

- c. Upon perusal Certified copy of village form No. 6 (Rights of Records) handed over to me by the co-owners and search caused in the office of the Sub-Registrar, Karjan in respect of the captioned property, I found the following description of the properties.
- d. On scrutiny of the Revenue Records and entries viz. (1) Abstract of village form No. 6 (Rights of Records) of the captioned land (2) Abstracts of Village form No. 7/12 (3) No due certificate issued by Talati-cum-Mantri of Karjan (Kasba) Village Panchayat and (4) No due certificate of Bank of Baroda Nana Fofaliya Br. Search caused before the Sub- Registrar, Karjan for last 30 years. I have not found any adverse entry regarding the title of **Mr. Pruthvirajsinh Yogendrasinh Maharaul & Siddhrajsinh Yogendrasinh Maharaul**.
- e. Original owner of the land Survey No. 772/2/Paiki Acre 4-38 Gujtha was Mr. Pravinbhai Gordhanbhai Patel had sold out the land to Bai Gulabkuvarba Wd/o Narendrasinh Ramsinh Maharaulji by Regd. Sale-deed for a sale consideration of Rs. 13,000/- on 18/04/1972. The Regd. Sale-deed registered before the office of Sub-Registrar, Karjan and entry made in revenue records vide entry No. 5416 dated 19/10/1989.
- f. Then, during life time Bai Gulabkuvarba Wd/o Narendrasinh Ramsinh Maharaulji had executed a Will, dated 21/04/1998 pertaining to the Agri. land Rev. Survey No. 772/2 Paiki 6992.35 Sq. Mtrs. & Agri. lad Rev. Survey No. 772 Hec.Ra.Sq.Mtrs. 1-94-25 of village Karjan in favour of his grand sons viz. Pruthvirajsinh Yogendrasinh Maharaul and Siddhrajsinh Yogendrasinh Maharaul and thereafter, due to death of Gulabkuvarba Wd/o Narendrasinh Ramsinh Maharaulji on dated 09/05/1998, process taken into consideration to enter names of Pruthvirajsinh Yogendrasinh Maharaul & Siddhrajsinh Yogendrasinh Maharaul and entry made in revenue record vide entry No. 6876 dated 01/09/1998.

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- h. Then, as per entry No. 6876, Bai Gulabkuvarba Wd/o Narendrasinh Ramsinh Maharaulji was died on dated 06/05/1998, as she had executed Will dated 21/04/1998 in favour of his grand sons viz. Pruthvirajsinh Yogendrasinh Maharaul and Siddhraisinh Yogendrasinh Maharaul. Hence, by virtue of such Will, names of Pruthvirajsinh Yogendrasinh Maharaul and Siddhraisinh Yogendrasinh Maharaul were entered in revenue record as a co-owners on receipt of application. Death Certificate, Pedigree and copy of Will entry made in revenue record vide entry No. 8449 dtd. 16/05/2006.
- i. Then, as per the order of the competent authority vide order No. Promolgation/ Vashi/1108/2008 dated 5/8/2008, Entry No. 1913 corrected and surname "Maharaulji" entered and entry made in revenue records vide entry No. 9100 dated 30/08/2008.
- j. Then, Pruthvirajsinh Yogendrasinh Maharaul and Siddhraisinh Yogendrasinh Maharaul had taken a loan of Rs. 1,30,000/- from Bank of Baroda, Nana Fofaliya Br. created charge on the subject land. Hence, on receipt of application and agreement of the Bank, charge was created on the land and entry made in revenue records vide entry No. 10447 dated 30/05/2011.
- k. Then, Pruthvirajsinh Yogendrasinh Maharaul and Siddhraisinh Yogendrasinh Maharaul had taken a loan of Rs. 12,00,000/- from Bank of Baroda, Nana Fofaliya Br. created charge on the subject land. Hence, on receipt of application and agreement of the Bank, charge was created on the land and entry made in revenue records vide entry No. 10823 dated 17/03/2012.
- l. The Chief Officer, Karjan Nagar Palika had issued a Zone Certificate vide No. K.J.P.J.N./T.P./Vashi/02/2019, dated 07/01/2019 in favour of co-owners Mr. Pruthvirajsinh Yogendrasinh Maharaul and Siddhraisinh Yogendrasinh Maharaul that, the land Revenue Survey No. 722/Paiki/3 is situated in residential area, hence, as per the second Re-established Development Scheme, permitted to construct local shop in it.
- m. Then, the Talati-Cum-Mantri of Karjan (Kasba) Village Panchayat had issued a certificate in favour of Pruthvirajsinh Yogendrasinh Maharaul and Siddhraisinh Yogendrasinh Maharaul declaring that the land bearing Rev. Survey No. 772/Paiki/3 admeasuring Hec. Ra. SqMtrs. 1-94-25 has no due or no encumbrance on it during the year 2017-18.


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EM NO. 2024/12001

- n. Then, as Mr. Pruthvirajsinh Yogendrasinh Maharaul and Siddhrajsinh Yogendrasinh Maharaul have paid loan amount of Rs. 1,30,000/- and Rs. 12,00,000/- in Bank of Baroda Nana Fofaliya Br. Bank had issued a no due certificate on dated 24/8/2018 and as per above certificate, the encumbrances/charges of Rs. 1,30,000/- and Rs. 12,00,000/- entered earlier in revenue record in second rights vide entry No. 10447 and 10823 were deleted. Necessary Entry No. 13249, dt. 27/8/2018 has been certified by the Dy. Mamlatdar, Karjan on dated 15/10/2018.
- o. N.A. PERMISSION ORDER :- The applicants (co-owners) Mr. Pruthvirajsinh Yogendrasinh Maharaul and Siddhrajsinh Yogendrasinh Maharaul had sought Non Agricultural Permission in respect of the land bearing Rev. Survey No.772/Paiki/3 admeasuring Hec.Ra.Sq.Mtrs.1-94-25 paiki Hec.Ra.Sq.Mtrs. 1-73-30 (17330 Sq.Mtrs) situated at village Karjan, Ta. Karjan, Dist. Vadodara. The Non Agricultural Permission granted by the Residential Asstt. Collectgor, Vadodara vide his order No.CB/N.A./Vadodara/Karjan/772/Paiki/3/1003918/2019 on dated 7/8/2019. Entry for that effect has been mutated in village form No. 6 vide entry No. 13500 on dated 26/9/2018. The said entry has been certified by the Dy. Mamlatdar, Karjan on dated 4/11/2019.
- p. Looking to the above facts Mr. Pruthvirajsinh Yogendrasinh Maharaul and Siddhrajsinh Yogendrasinh Maharaul became the co-owners and occupiers of the immovable property being Non Agricultural land bearing (Account No. 406) Revenue Survey No. 772/Paiki/3/Paiki/1 admeasuring Hector Ra. Square Mtrs. 01-73-30, Assessment Rs. 2599.50 of village Karjan, Taluka Karjan, District Vadodara, Registration District Vadodara Sub-District Karjan and their names have been entered in revenue record as a co-owners and occupiers in the above said land.

(D). Details of search at Sub-Registrar of Assurance, Karjan, Dist. Vadodara.

That I have made a search in respect of the subject land viz. immovable property being Non Agricultural land bearing Rev. Survey No. 772/Paiki/3/Paiki/1 admeasuring Hector Ra. Square Mtrs. 01-73-30, Assessment Rs. 2599.50 of village Karjan, Nava Bazar, Taluka Karjan, District Vadodara, Registration District Vadodara Sub-District Karjan for last 30 years i.e. from

A. B. Sande
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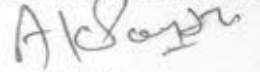
1992 to 2021, Search & E.C. fee paid vide Receipt No. 202111400
0367 dated 27/01/2021 in the office of Sub-Registrar, Karjan, wherein,
I have not found any entry adverse to the rights of the above said owner.

(E) In view of the what is stated hereinabove, I am of the Opinion that :-

Looking to the papers presented before me and averment made before me,
and by virtue of such entries, I am of the humble opinion that, the co-
owners of the subject land viz. immovable property being Non Agricultural
land bearing Rev. Survey No. 772/Paiki/3/Paiki/1 admeasuring Hector Ra.
Square Mtrs. 01-73-30, Assessment Rs. 2599.50 of village Karjan, Nava
Bazar, Taluka Karjan, District Vadodara, Registration District Vadodara Sub-
District Karjan are Mr. Pruthvirajsinh Yogendrasinh Maharaul and
Siddhrajsinh Yogendrasinh Maharaul and the title of the above said
property is good, clear, marketable and free from any encumbrance.

Date:- 28 / 01 / 2021
Place :- Karjan.

Signature of the Advocate



(Ambrish K. Pandya)
Advocate

A. AMBRISH K. PANDYA
Advocate (Guj High Court)
Nava Bazar, Karjan
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E.N No. 09/2024
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અંબરીષ કે. પંડ્યા

એડવોકેટ (ગુજરાત હાઈકોર્ટ)
બી.એ.એલ.એલ.બી

AMBARISH K. PANDYA

Advocate(Gujarat High Court)
B.A.L.L.B.

ઓફીસ : ૧ - ૨ પુનિત કોમ્પ્લેક્સ, નાગરીક બેંકની ગલીમાં, નવા બજાર, કરજણ,
રહેઠાણ : ૧૮, ગીરીવિહાર સોસાયટી, અજાસ્તુ રોડ, નવા બજાર, કરજણ, તા. કરજણ, જી. વડોદરા.

Date:- 28/01/2021

TO WHOM SO EVER IT MAY CONCERN

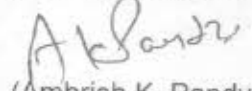
I hereby solemnly declare that, I have experience of more than 19 years in subject land related matters viz. the immovable property being **Non Agricultural land bearing Revenue Survey No. 772/Paiki/3/Paiki/1 admeasuring Hector Ra. Square Mtrs. 01-73-30, Assessment Rs. 2599.50 of village Karjan, Nava Bazar, Taluka Karjan, District Vadodara, Registration District Vadodara Sub-District Karjan** includes Title, Search Report issuing of **"NO ENCUMBRANCES"** certificate on the land including right, title interest or name of any party in or over land, and my experience is 19 years in land related matters and also land related matters accordance to **"GUJARAT RERA RULES**.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date:- 28/01/2021

Place :- Karjan.

Signature of the Advocate


(Ambrish K. Pandya)
Advocate

AMBRISH K. PANDYA
Advocate (Guj) High Court
Nava Bazar, Karjan
Dist. Vadodara
તા. કરજણ જિ. વડોદરા

E.N. No. 02/2024/2001

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

2021

મિલકત પરના બોજા અંગેનું પત્રક

Search in અમરીશ કે પંડીયા એડવોકેટ

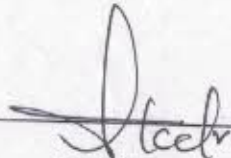
અરજી નંબર : 180

ગામ નું નામ : KARJAN

મિલકતનું વર્ણન સર્વે નં.-772/પૈકી 3

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara Karjan મા -31 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 ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી 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								
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સબ-રજીસ્ટ્રાર



Sub-Registrar Office(SRO) Vadodara
Karjan

પ્રિન્ટ તારીખ : 27/01/2021