

AMBRISH K. PANDA

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અંબરીષ કે. પંડ્યા

એડવોકેટ

મોબાઈલ-૯૮૨૫૫ ૪૦૨૫૫



ઓફીસ : ૧/૨, પુનિતકોમ્પ્લેક્સ, નાગરીક બેન્કની ગલીમાં, નવા બજાર, કરજણ જી.વડોદરા.
રહેઠાણ : ૧૮/ગીરીવિહાર સોસાયટી, અણસ્તુરોડ, નવા બજાર, કરજણ-૩૮૧૨૪૦ જી.વડોદરા ફોન (૦૨૬૬૬) ૨૩૨ ૩૮૩

TO WHOM IT MAY EVER CONCERN

Sub : Title Clearance & non-encumbrance Certificate of the Property bearing Account No. 19, Survey/Block Nos. 348, 378, 510/p, 619, 944/p, 963 situated in Village-Karjan Ta.Karjan Dist. Vadodara belonging to Mr. Ajitsinh Dhirsinh Ataliya, Ranjanben Jaysinh Ataliya, Hetalben Jaysinh Ataliya, Gayatriben Jaysinh Ataliya, Arjunsinh Jaysinh Ataliya of Village-Karjan, Taluka- Karjan, Dist.Vadodara

Mr. Ajitsinh Dhirsinh Ataliya, Ranjanben Jaysinh Ataliya, Hetalben Jaysinh Ataliya, Gayatriben Jaysinh Ataliya, Arjunsinh Jaysinh Ataliya, 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 properties bearing Account No. 19, Block/Survey No. 348, Adm. 1-03-20 HRA, Aakar Rs. 11-44 Ps., Block/Survey No. 378, Adm. 1-51-76 HRA, Aakar Rs. 20-62 Ps., Block/Survey No. 510/p, Adm. 2-39-78 HRA, Aakar Rs. 33-91 Ps., Block/Survey No. 619, Adm. 1-57-61 HRA, Aakar Rs. 20-39 Ps., Block/Survey No. 644/p, Adm. 0-35-41 HRA, Aakar Rs. 4-25 Ps., Block/Survey No. 963, Adm. 0-42-49 HRA, Aakar Rs. 5-94 Ps., situated at Village-Karjan Ta. Karjan Dist. Vadodara regarding to issue the Title Clearance Certificate that, the lands have the title clear and marketable value. On perusal of the

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ઓફીસ : ૧/૨, પુનિતકોમ્પ્લેક્સ, નાગરીક બેન્કની ગલીમાં, નવા બજાર, કરજણ જી.વડોદરા.
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Revenue Records handed over to me by the proposed owner 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.

On scrutiny of the Revenue Records and entries viz. (1) Abstract of Village Form No. 6 of the captioned lands (2) Abstracts of Village Form No.7/12 (3) No Due certificate issued by Talati, Karjan Kasba Ta. Karjan. Search caused before the Sub-Registrar, Karjan for last 30 years. I have invited objections from the public by giving public notice in the daily news paper "Divya Bhaskar" of Vadodara Edition on 25/12/2019. I have not found any adverse entry regarding the title of the lands of Mr. Ajitsinh Dhirsinh Ataliya, Ranjanben Jaysinh Ataliya, Hetalben Jaysinh Ataliya, Gayatriben Jaysinh Ataliya, Arjunsinh Jaysinh Ataliya.

Original owner of the lands Block/Survey Nos. 348, 378, 621, 963, 944 was Chhitabawa Sadabawa Ataliya, After his death the lands came into the share of his legal heirs viz. Mr. Hamirsinh Chhitabawa Ataliya and entry made in revenue records vide entry on dated-31/12/1954.

Then, the owner of the land Block/Survey No. 619, was Badruddin Samsuddin. He sold out the land to Mr. Hamirsinh Chhitabhai Ataliya and by virtue of such deal Hamirsinh Chhitabhai Ataliya became the owner of the land and entry made in revenue records on 31/12/1954.

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Then, the owner of the lands, Mr. Hamirsinh Chhitabawa Ataliya died on 12/12/1985, hence, his name was deleted and names of his legal heirs viz. Gulabba Hamirsinh Ataliya (wife-deceased), Dhirsinh Hamirsinh Ataliya (son), Bajuben Hamirsinh Ataliya (daughter) had entered in revenue records as co-owners and entry made in revenue records vide entry No. 4758 dated-31/01/1986.

Then, the co-owner, Bajuben d/o. Hamirsinh Chhitabawa Ataliya had relinquished her right from the properties, hence, her name was deleted from the records and entry made in revenue records vide entry No. 4759 dated-31/01/1986.

Then, the owner of the properties, Mr. Dhirsinh Hamirsinh Ataliya had distributed his lands, in his livelihood, to his legal heirs viz. Ajitsinh Dhirsinh Ataliya and Jaysinh Dhirsinh Ataliya and entry made in revenue records vide entry No. 7731, dated-03/09/2002.

Then, the lands owner, Mr. Dhirsinh Hamirsinh Ataliya was died on 18/02/2004 . hence, his legal heirs viz. Jayaben Dhirsinh (wife), Ajitsinh Dhirsinh (son), Kanuben Dhirsinh (daughter), Anandben Dhirsinh (daughter), Jaysinh (son) were entered as co-owners and entry made in revenue records vide entry No. 8772, dated-18/06/2007. Then, Jayaben Dhirsinh (wife), Ajitsinh Dhirsinh (son), Kanuben Dhirsinh (daughter), Anandben Dhirsinh (daughter), Jaysinh (son) had relinquished their rights from the properties.

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ઓફીસ : ૧/૨, પુનિતકોમ્પ્લેક્સ, નાગરીક બેન્કની ગલીમાં, નવા બજાર, કરજણ જી.વડોદરા.
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Then, the lands owner, Mr. Jaysinh Hamirsinh Ataliya was died on 12/06/2009 . hence, his legal heirs viz. Ranjanben Jaysinh (wife), Arjnusinh Jaysinh (son), Hetalben Jaysinh (daughter), Gayatriben Jaysinh (daughter), were entered as co-owners and entry made in revenue records vide entry No. 9874, dated-18/03/2010.

Then, for the land Block/Survey No.621, two revision applications were filed vide Nos. RTS/RA/59/2014 and RTS/RA/60/2014 before the Collector of Vadodra. By his order dated-12/06/2017, the Collector, Vadodara had rejected the revision applications and ordered that parties have to follow the Judgment/decision of the Civil Court and entry made in revenue records vide entry No. 13073, dated-16/06/2017.

Then, the amalgamation made in the revenue records and the Block/Survey Nos. 621, 649 amalgamated into Block/Survey No. 619 and entry made in revenue records.

On verifying all the documents handed over to me, it is found that, the applicants Mr. Ajitsinh Dhirsinh Ataliya, Ranjanben Jaysinh Ataliya, Hetalben Jaysinh Ataliya, Gayatriben Jaysinh Ataliya, Arjunsinh Jaysinh Ataliya are sole owners of the captioned properties.

Captioned property bearing Account No. 19, Block/Survey No. 348, Adm. 1-03-20 HRA, Aakar Rs. 11-44 Ps., Block/Survey No. 378, Adm. 1-51-76 HRA, Aakar Rs. 20-62 Ps., Block/Survey No. 510/p, Adm. 2-39-78 HRA, Aakar Rs. 33-91 Ps., Block/Survey

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ઓફીસ : ૧/૨, પુનિતકોમ્પ્લેક્સ, નાગરીક બેન્કની ગલીમાં, નવા બજાર, કરજણ જી.વડોદરા.
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No. 619, Adm. 1-57-61 HRA, Aakar Rs. 20-39 Ps., Block/Survey No. 644/p, Adm. 0-35-41 HRA, Aakar Rs. 4-25 Ps., Block/Survey No. 963, Adm. 0-42-49 HRA, Aakar Rs. 5-94 Ps. situated at Village-Karjan Ta.Karjan Dist. Vadodara is in the possession and ownership of Mr. Ajitsinh Dhirsinh Ataliya, Ranjanben Jaysinh Ataliya, Hetalben Jaysinh Ataliya, Gayatriben Jaysinh Ataliya, Arjunsinh Jaysinh Ataliya. Necessary search made in the office of the Sub-Registrar, Karjan vide Search Receipt No. 2020 11400 0108 dated- 06/01/2020 for any encumbrance on the properties for last 30 year, I found that there is no encumbrance on the properties.

By virtue of such entries and documents, I am of the humble opinion that, the owners of the property is Mr. Ajitsinh Dhirsinh Ataliya, Ranjanben Jaysinh Ataliya, Hetalben Jaysinh Ataliya, Gayatriben Jaysinh Ataliya, Arjunsinh Jaysinh Ataliya and the title of the lands is Clear, Marketable and free from any encumbrance.

SCHEDULE

Captioned property bearing Account No. 19, Block/Survey No. 348, Adm. 1-03-20 HRA, Aakar Rs. 11-44 Ps., Block/Survey No. 378, Adm. 1-51-76 HRA, Aakar Rs. 20-62 Ps., Block/Survey No. 510/p, Adm. 2-39-78 HRA, Aakar Rs. 33-91 Ps., Block/Survey No. 619, Adm. 1-57-61 HRA, Aakar Rs. 20-39 Ps., Block/Survey No. 644/p, Adm. 0-35-41 HRA, Aakar Rs. 4-25 Ps., Block/Survey

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No. 963, Adm. 0-42-49 HRA, Aakar Rs. 5-94 Ps. situated at
Village-Karjan Ta.Karjan Dist. Vadodara

OPINION IN RESPECT OF THE PROPERTY

On consideration of the above facts and on perusal and reference of
the above documents, I am of the opinion that;

The captioned property bearing Account No. 19, Block/Survey
No. 348, Adm. 1-03-20 HRA, Aakar Rs. 11-44 Ps., Block/Survey
No. 378, Adm. 1-51-76 HRA, Aakar Rs. 20-62 Ps., Block/Survey
No. 510/p, Adm. 2-39-78 HRA, Aakar Rs. 33-91 Ps.,
Block/Survey No. 619, Adm. 1-57-61 HRA, Aakar Rs. 20-39 Ps.,
Block/Survey No. 644/p, Adm. 0-35-41 HRA, Aakar Rs. 4-25 Ps.,
Block/Survey No. 963, Adm. 0-42-49 HRA, Aakar Rs. 5-94 Ps.
situated at Village-Karjan Ta.Karjan Dist. Vadodara is under
the ownerships of Mr. Ajitsinh Dhirsinh Ataliya, Ranjanben
Jaysinh Ataliya, Hetalben Jaysinh Ataliya, Gayatriben Jaysinh
Ataliya, Arjunsinh Jaysinh Ataliya residing at Village-Karjan
Ta.Karjan Dist. Vadodara and the title of the properties is clear,
marketable and free from any encumbrance.

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The Title Clearance Certificate is issued under my signature on this
06th day of January, 2020.

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