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SIDDHARTH B. JOSHI
NILESH V. MAKVANA
ADVOCATES
GUJARAT HIGH COURT

Office: 3rd floor, Sneha Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

To,

Dt. 05.03.2019

OHM Properties - Partnership firm.
Vadodara.

TITLE REPORT

Subject: Investigation of Title of Property which is situated at
Mouje Village Tandalja, Ta. Dist. Vadodara bearing Block
/R.S.No.437 paiki, T.P.Scheme no.22, Fianl Plot no.196,
City Survey no.681 developed scheme named "Shobhana nagar
society" paiki Plot no.17 admeasuring area about 569
sq.mtrs, of non-agriculatural land.

On request and as desired to issue and investigated the Title of
Property which is situated at Mouje Village Tandalja, Ta. Dist.
Vadodara, are which Land of Non-Agricultural land and the following
documents are handed over me by you for investigation in respect of
the said property, on the basis of this document. I, Advocate do
hereby give my opinion as to the Title details of which are as under;



You have supplied with the following documents regarding the captioned
property and I have gone through the same;

1. A zerox copy of city survey revenue card of no.681.
2. A zerox copy of N.A.order No.L,N.D.S.R/76/64, dt.13-11-1964.

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3. A xerox copy of n.a.order no.N.S.S.R/559/1991, dt.26.09.1991 issued by Dy.Collector, Vadodara.
4. A xerox copy of development permission (rajachitthi).
5. A xerox copy of lay out.
6. A xerox copy of index II, saledeed no.4909, 5000, 5141.
7. A xerox copy of Building Permission no. Ward-6/L-28/85-86, issued by Vadodara Mahanagar Sevsadan authority on dt.3-4-1985.
8. A xerox copy of revised Building Permission no. Ward-6/246/2016-17, issued by Vadodara Mahanagar Sevsadan authority on dt.22-02-2016.
9. A xerox copy of revised Building Permission no. Ward-3/L-178/2012-13, issued by Vadodara Mahanagar Sevsadan authority on dt.30-03-2013.
10. A xerox copy of Agreement to sale vide reg. No.924/2017, dt.20-1-2017, registered before sub-registrar office at vadodara executed between Mr.Dhiren Dafteri and Parul Daftari and OHM properties through its partners.
11. A xerox copy of partnership deed of OHM Properties.
12. A Xerox copy of Title clearance issued on 17.06.2017 by Nilesh V Makvana.
13. A Xerox copy of Development Agreement vide reg. no. 17999/2017, on dt.15.11.2017.



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As per the present city survey records of the said Land the name of the present owner as (1) Dhiren Daftari and (2) Parul Daftari owners has shown together with other required details.

The original land owner of the said land Ms.Sumatiben Vallabhahai Patel entered as per the resolution passed by inquiry officer on dt.12-8-1981.

Then after Ms.Sumatiben Vallabhahai Patel through its power of attorney holder Nimmiben Raghunath executed registered saledeed in favor of Sarojben Bhupatray Kamani vide regi.saledeed no.2204 on dt.29-03-1982 admeasuring area about 5292 sq.fts. and as per city survey record 6194 sq.fts, on the base of regi.deed entered his name in the city survey record on dt.14-09-1993 vide entry no.14.



Then after Ms.Sarojben Bhupatray Kamani through its power of attorney Jitendra Pannalal Shah executed registered saledeed in favor of Parul Dhiren Daftari and Dhiren Daftari vide regi.saledeed no.4909 on dt.26-5-1987 admeasuring total area of sub plot no.17 about 6194 sq.fts. Paiki southern side open land around 2194 sq.fts, and vide regi.saledeed no.5000 on dt.26-5-1987 admeasuring total area of sub plot no.17 about 6194 sq.fts. Paiki northern side open land around 2000 sq.fts, and vide regi.saledeed no.5141 on dt.26-5-1987 admeasuring total area of sub plot no.17 about 6194 sq.fts. Paiki southern side open land around 2000 sq.fts.

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On the base of regi.deed entered Parul Dhiren Daftari and Dhiren Daftari names in the city survey record on dt.14-09-1993 vide entry no.14.

Present land owner Parul Daftari and Dhiren Daftari wanted to carry out construction over the said land hence obtained permission obtained development permission from Vadodara Mahanagar Sevasadan vide no.ward-6/246/2016-17 on dt.22-2-17. Make correction in r.s.no.437 instead of 438.

Agreement to sale vide reg. No.924/2017, dt.20-01-2017, registered before sub-registrar office at vadodara executed between Dhiren Daftari and Parul Daftari and OHM Properties represented by its partners. Then after Development Agreement vide reg. No.17999/2017, dt.15-11-2017, registered before sub-registrar office at vadodara executed between Mr.Dhiren Daftari and Parul Daftari and OHM Properties represented by its partners..

Only on the base of documents which is provided by you and search in sub-registrar office at.Vadodara, I have given this opinion. So, it is advised for compliance to take affidavit, declaration and other writings from the owner so as to safeguard in the interest, it is advisable to verify all documents of the said property.



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I have conducted necessary search in the office of sub-registrar at Vadodara for the year 2005 to 2019 on dated 05-03-2018, application no. 4318, but couldn't find any objected entry of the said land, wherein found that the records of many years are torn/ incomplete, some of the pages are not found to see and some of the pages are loose. Hence, whatever the records are available, have been verified. Many of the records are not in a condition to be read properly and may be by mistake of in search computer records not received any objected entries. Whatever the search record available, on the basis of available records.

FINAL REPORT

Looking to the above documents, I am of the opinion that the Property situated at Mouje Village Tandalja, Ta. Dist. Vadodara bearing Block/R.S.No.437 paiki, T.P.Scheme no.22, Final Plot no.196, City Survey no.681 developed scheme named "Shobhana nagar Society" paiki Plot no.17 admeasuring area about 569 sq.mtrs of Non - Agricultural land, which is the CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES. (Having Agreement to Sale and Development Agreement in favour of OHM Properties).

Place : Vadodara.


Siddharth B. Joshi

Nilesh V. Makvana

Advocates

Gujarat High Court

