

અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ નં. 14 શીટ નં. 422 સી.સ.નં. 970/4/2 સબ પ્લોટ નં. 4/2 મુળજીજેઠા પાર્ક-1

Search in : JAMNAGAR../JAMNAGAR..

પહોંચ નંબર ૨૦૧૯૦૦૮૦૨૧૬૪૫ અરજી નંબર ૧૪૨૨૦ અરજી વર્ષ ૨૦૧૯
તારીખ ૫ માહે ડિસેમ્બર સને ૨૦૧૯

રજુ કરનારનું નામ વિશાલ એમ.માલદે એડવોકેટ

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).....

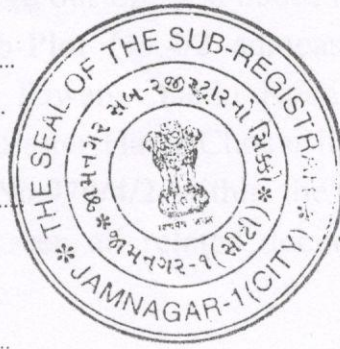
શોધ અગર તપાસણી.....Year: 2005 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૧૬૦.૦૦

કુલ એકંદરે રૂ.

૧૬૦.૦૦

અંકે રૂપીયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

R. G. Rathod
સબ રજીસ્ટ્રાર

જામનગર - 1-LKT

Vishal M. Malde

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TO WHOMSOEVER IT MAY CONCERN

Title Clearance Certificate

We have been asked to give our opinion about the legality of the title of the Property of a land of **Sub-Plot No.4/2** admeasuring **512.50 Sq. Mtrs** situated at **Mulji Jetha Park-1**, **Pawan Chakki Road**, **Jamnagar** bearing **Old Survey No.H/5/6-2/6-3/11-1** and after **Hakk Choksi** it is being noted at **Ward No.14**, **Sheet No.422**, **Survey No.970/4/2** within the local limits of **Jamnagar Municipal Corporation**. I have seen all related documents/papers of the said property.

Originally the said property of **Survey No.H/5/6-2/6-3/11-1** belongs to **Shri Mulji Jetha** as per the **Sanad S.R.B. No.203/2009**, dated **7/4/1953** issued by **Halar Samaharta**.

Thereafter, **Shri Mulji Jetha** and others have created a **Trust** by making **Trust Deed** dated **28/10/1972**.

Thereafter, **TPO of JMC** has approved **Sub Plotting** of the said land into **Plot No.1** to **Plot no.64** i.e. total **64 Plots** vide its order no. **JMC/TP/B/Vo/14/12/1536/2006-07**, dated **8/8/2006** with approved plan.

Thereafter, trust want to sell the above property and henceforth applications were invited from buyers who were interested in buying the property and therefore Meeting of **Shri Nawanagar Sadavrat Trust** was held at **Mumbai** and it was Resolved **Shri Rajnikant C. Jaitha** will be the authorized person for finalizing the **Memorandum of Undertaking** and **Sale Deed** dated **07/12/2006**.



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Thereafter, Shri Harishbhai Devabhai Odedara and other Five created a Partnership named "Om Developers" by making Partnership Deed dated 07/07/2007.

Thereafter, Assistant Charity Commissioner, Rajkot has issued order and finally M/s. Om Developers was declared purchaser of the said land by its order dated 17/10/2007.

Thereafter, Partners of Om Developers have appointed Shri Manish Mohanlal Kaneriya as their Power of Attorney dated 20/7/2007.

Thereafter, M/s. Om Developers partnership firm purchased the said land from the Trusty of Shri Nawanagar Sadavrat Trust vide Regd. Sale Deed Sr. No.1860, dated 27/02/2008.

Thereafter, Shri Pithabhai Maldebhai Kandoriya the sole properietor of Ravi Consrtuction Co. purchased the Plot No.4 form M/s. Om Developers partnership firm vide Regd. Sale Deed Sr. No.4171, dated 18/05/2009.

Thereafter, TPO of JMC has approved Sub Plotting of Plot No.4 into Sub Plot No.4/1 & 4/2 vide its Order dated 30/04/2019 with approved plan.

Thereafter, Shri Naresh Avatmal Dodecha and two(2) others created a Partnership firm named "Gokul Enterprises and Co." by making Partnership Deed dated 21/05/2019.

Thereafter, Gokul Enterprises and Co. through its partners Shri Naresh Avatmal Dodecha and two(2) others purchased the Sub-Plot No.4/2 from Shri Pithabhai Maldebhai Kandoriya the sole properietor of Ravi Consrtuction Co. vide Regd. Sale Deed Sr. No.3804, dated 14/06/2019.

Thereafter, Gokul Enterprises and Co. has obtained development permission from TPO of Jamnagar Municipal Corporation vide order No.2019/1863 dated 06/09/2019 with its sanctioned plan and as per the said building development permission Gokul Enterprises and Co. has started the

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construction of Radhe Residency on the land bearing Sub-Plot No.4/2 of land of Survey No.970/4/2 of Jamnagar.

In view of the above discussion, Gokul Enterprises and Co.- a partnership firm is the sole and absolute owner of the subject property i.e. building known as Radhe Residency which is being build on land bearing Sub-Plot No.4/2 of land of Survey No.970/4/2 of Jamnagar and possess clear, absolute and marketable title thereto.

I have also caused a search of last 15 years in the property register kept and maintained in the Sub-Registrar Office, Jamnagar and paid search fees vide Receipt No.2019009021645 dated 05/11/2019 and found no transaction either evincing encumbrance on the subject property or adversely affecting the titles thereto.

In Support of our above opinion, we were shown the following documents:

1. Copy of Sanad S.R.B. No.203/2009, dated 7/4/1953.
2. Copy of Trust Deed dated 28/10/1972.
3. Copy of Registration Certificate of Trust.
4. Copy of Sub Plotting order given by JMC dated 8/8/2006.
5. Copy of Resolution passed in the meeting dated 07/12/2006.
6. Copy of Partnership Deed dated 7/7/2007.
7. Copy of Order given by Charity Commissioner, Rajkot dated 17/10/2007.
8. Copy of Power of Attorney dated 20/7/2007.
9. Copy of Regd. Sale Deed Sr. No.1860, dated 27/02/2008.
10. Copy of Regd. Sale Deed Sr. No.4171, dated 18/05/2009.



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11. Copy of Order approved by TPO of JMC for Sub Plotting of Plot No.4 into Sub Plot No.4/1 & 4/2 vide its dated 30/04/2019 with approved plan.
12. Copy of Partnership Deed dated 21/05/2019.
13. Original Regd. Sale Deed Sr. No.3804, dated 14/06/2019.
14. Original Work Progress Permission Sr. No.2019/1863, dated 06/09/2019.
15. Original City Survey Pott Hissa Sketch.
16. Copy of City Survey Property Card.
17. Last JMC Tax Receipt.

Date: -09/11/2019.

Jamnagar.



(Vishal M. Malde)
Advocate