

Add . :

Block no.7/37, Lakhota Mig Colony,
S.T.Bus Stand Road,
JAMNAGAR-5.

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.1/3** admeasuring **948.09 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.970/1/3** 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, TPO of JMC has approved Amalgamation of Plot No.1,2,3,12,13,14 and 15 and given new Plot No.1 and then approved Sub Plotting of Plot No.1 into Sub Plot No.1/1 to 1/10 vide its Order dated 11/05/2009 with approved plan.

Thereafter, Smt. Nilaben Harishbhai gudhka and others purchased the Sub Plot No.1/3, 1/7 and 1/8 form M/s. Om Developers partnership firm vide Regd. Sale Deed Sr. No.4200, dated 30/09/2013.

Thereafter, Shri Naresh Avatmal Dodecha and two(2) others created a Partnership firm named "Gokul Buildcon" by making Partnership Deed dated 31/08/2022.

Thereafter, Gokul Buildcon through its partners Shri Naresh Avatmal Dodecha and two(2) others purchased the Sub-Plot No.1/3 from Smt. Nilaben Harishbhai gudhka and others vide Regd. Sale Deed Sr. No.9695, dated 22/12/2022.

Thereafter, Gokul Buildcon has obtained development permission from TPO of Jamnagar Municipal Corporation vide order No.006LD22231138 dated



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19/11/2022 with its sanctioned plan and as per the said building development permission Gokul Buildcon has started the construction of Radhe Heights on the land bearing Sub-Plot No.1/3 of land of Survey No.970/1/3 of Jamnagar.

In view of the above discussion, Gokul Buildcon- a partnership firm is the sole and absolute owner of the subject property i.e. building known as Radhe Heights which is being build on land bearing Sub-Plot No.1/3 of land of Survey No.970/1/3 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-1, Jamnagar and paid search fees vide Receipt No.202300900005045 dated 17/03/2023 and Sub-Registrar Office-2, Jamnagar and paid search fees vide Receipt No.202301000003945 dated 18/03/2023 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.



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10. Copy of Order approved by TPO of JMC for Amalgamation and Sub Plotting of Plot No.1 into Sub Plot No.1/3 & 1/10 vide its dated 11/05/2009 with approved plan.
11. Copy of Regd. Sale Deed Sr. No.4200, dated 30/09/2013.
12. Copy of Partnership Deed dated 31/08/2022.
13. Original Regd. Sale Deed Sr. No.9695, dated 22/12/2022.
14. Copy of Work Progress Permission No.006LD22231138 dated 19/11/2022.
15. Original City Survey Pott Hissa Sketch.
16. Copy of City Survey Property Card.
17. Last JMC Tax Receipt.

Date: -18/03/2023.

Jamnagar.



(Vishal M. Malde)

Advocate

61/847/2009