

Siddharth B. Joshi
Advocate
Gujarat High Court

Nilesh V. Makvana
Advocate
Gujarat High Court

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

Ref.No.09/2021

Dt.27/09/2021.

To,
Ohm Builwell LLP.
Vadodara.

TITLE CLEARANCE CERTIFICATE

In respect of the property bearing Non-Agricultural land Admeasuring Area 514 Sq.fts of R.S.No.437 paiki Plot No.1 which was covered under T.P.Scheme No.22, Final Plot No.102, City Survey Nos.661 of Moje Tandalja within Registration District & Sub District Vadodara to be developed by Promoter - Ohm Buildwell LLP for the project called Aries Galleria.

On request and as desired by you to issue a Title Clearance Certificate for the subject title property, I have Verified the following documents, papers, copies entrusted to me to verify the title of the aforesaid property.

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1. Xerox copy of Village Form No.6 - Entry Nos.1224, 1439, 1471 & 7/12 for the year 1985-86 to 1991-92 of R.S.Nos.439/2, 445 & 446 paiki clubed with Block No.437 paiki of Moje Tandalja, Registration District & Sub District Vadodara.
 2. Xerox copy of Property Card of City Survey no.661.
 3. Xerox copy of N.A. Order No.NA/SR/656/1991-92, No.NA/Vashi-940/94, dt.29/07/1994.

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4. Xerox copy of Rajachitthi no.Ward-F, 87/1988-89.
5. Xerox copy of Rajachitthi no.Ward-F, 77/1989-90.
6. Xerox copy of Plinth Check Certificate No.Ward-F, 125/89-90.
7. Xerox copy of Completion Certificate No.1642/1992.
8. Xerox copy of Occupation Certificate No.Ward-F, 156/92-93.
9. Xerox copy of Nagar Ayojan Office order no.NRYO/Vadodara-2291/1805, dt.12.10.1998.
10. Deed of Partnership of Creative Builders.
11. Deed of Retirement of Creative Builders.
12. Dissolution Deed of Creative Builders.

I have verified the aforesaid documents, papers, copies entrusted to me and my observations are as under:-

Looking to above all documents, it reflects that said land belongs to Tamboli Bhaijibhai Lallubhai & Ramchandra Ranchhodbhai, said land was purchased from the original owners Thakkar Amrutlal Lallubhai which was reflects in revenue records vide entry no.59 on 12/8/1953.

Then after mutual family arrangement and after the arrangement said land came in the share of Ramchandra Ranchhodbhai which was reflects in revenue record vide entry no.63 on 14/10/1953 & entry no.250 on 20/9/1954.

Then after in aliveness Ramchandra Ranchhodbhai entered the name of Nandubhai Bhaijibhai, Mohanbhai Bhaijibhai & Hasmukhbhai Bhaijibhai in the said land vide entry no.698 on 28/3/1963.



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It reflects from the revenue record village from entry no.889 on 21/11/1966 that said Tamboli Ramchandra Ranchhodbhai & others had obtained Non-Agricultural Permission from the District Panchayat Office, Vadodara for the said land vide the order No.LND/SR/76/1964 on 13/11/1964 of survey no.437 and developed open plots.

It reflects from the revenue records Village Entry Nos.1224 on 27/2/1975 of survey no.437 paiki Plot No.1 was purchased by Patel Rameshbhai Gokalbhai from the original owners Tamboli Ramchandra Ranchhod, Mohanbhai Bhaijibhai, Hasmukhbhai Bhaijibhai & Nandubhai Bhaijibhai vide registered saledeed on dt.15/5/1969 which was reflects in revenue records village from no.6 on dt.27/2/1975.

It reflects from the revenue records Village Entry Nos.1439 of survey no.437 paiki Plot No.1 was purchased by Creative Builders through their partners Sunil Sureshchandra, Shashi Mohan Goenka & Bharat Kantilal Dave from the original owners Patel Rameshbhai Gokalbhai vide registered saledeed no.6030 on dt.15/12/1981 which was reflects in revenue records village from no.6 on dt.15/2/1982.

It reflects that said Creative Builders had obtained Non-Agricultural Permission from the collector, Vadodara for the said lands vide the order No.NA/SR/656/1991-92, No.NA/Vashi-940/1994 on dated 29/07/1994 of the Said land.

After that they have obtained Construction Permission vide No.Ward-F/87/1988-89 on 4/7/1988 and revised permission vide No.Ward-F/77/1989-90 on dated



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03/06/1989 from Vadodara Mahanagar Sevasadan to construct on the said land as per approved Lay out Plan as per maps passed by Vadodara Mahanagar Sevasadan, also obtain Plinth Check Certificate vide no.Ward-F/125/1989-90 on 16/10/1989, also obtain Completion Certificate vide no.BA.P.SA.No.1642/1992 on dt.31.03.1992, also obtain Occupation Certificate vide No.Ward-F/156/1992-93 on dt.12/8/1992 from Vadodara Municipal Corporation.

Partners of Creative Builders; 1) Shashi Mohan Goenka, 2) Sunil Sureshchandra Shethiajiwala, 3) Sarla Sureshchandra Shethiajiwala, 4) Bharat Kantilal Dave, 5) Jaishree Rajendra Dave had started business in the name of Creative Builders on dt.25.11.1981, after that 1) Sunil Sureshchandra Shethiajiwala, 2) Sarla Sureshchandra Shethiajiwala, 3) Bharat Kantilal Dave, 4) Jaishree Rajendra Dave out of 1) Shashi Mohan Goenka, 2) Sunil Sureshchandra Shethiajiwala, 3) Sarla Sureshchandra Shethiajiwala, 4) Bharat Kantilal Dave, 5) Jaishree Rajendra Dave retired from the said partnership firm by deed of retirement on dt.0.03.1987, then after Shashi Mohan Geonka taken over the business meanwhile Mr.G.S.Goenka Karta of G.S.Goenka(HUF) and Mr.Sunil Geonka karta of Sunil Goenka (HUF) willing to joined the firm as a partners after that they joined as a partners by deed of partnership on dt.01.04.1987, then after Mr.G.S.Goenka Karta of G.S.Goenka(HUF) and Mr.Sunil Geonka karta of Sunil Goenka (HUF) retired from the said firm by deed of retirement and Smt.Madhavi Shashi Goenka joined as a new partners by deed of retirement and addition of new partners on dt.11.5.2000. Then after partners of M/s.Creative Builders Mr. Mohan Goenka & Ms.Madhavi Goenka executed new partnership deed on dt.24.07.2009 & decided equal share ratio in the said firm then after they does want continue said partnership firm and dissolve by dissolution deed on dt.30.1.2018 before notary public



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reg.no.1782 & on the base of dissolution deed said entry no.21186 on dt.28/02/2018.

Said land was covered by City Survey Department of Vadodara and it has been given City Survey No.661.

Mr.Shashi Mohan Goenka & Mrs.Madhvi S.Goenka executed register saledeed in favour of OHM BUILDWELL LLP through their partners Brijeshsinh Jagdishsinh Thakur vide reg.serial no.7846 on dt.29/4/2021 & on the base of register saledeed said entry mutated in city survey record vide entry no.26688 on dt.17/7/2021. Now, as per the channel of revenue record shows that OHM BUILDWELL LLP is the absolute owner of the said land.

SEARCH :- I have caused to carry out search from 1991 to 2021 on dt.23/9/2021 in the office of Sub-Registrar, Akota in respect of subject title property, wherein he have not found any adverse entry. Also he found that the records of many years are torn, incomplete and not available. Hence whatever the records are available, have been verified and this Title Clearance Certificate issued subject to any query for non-verify the records in respect of the said property.

OPINION

Looking to the above all discussion, search and papers/documents entrusted to me, I am of the opinion that the property bearing Non-Agricultural land Admeasuring Area 514 Sq.fts., of R.S.No.437 paiki Plot No.1 which was covered under T.P.Scheme No.22, Final Plot No.102, City Survey Nos.661 of Moje Tandalja, within Registration District & Sub District Vadodara to



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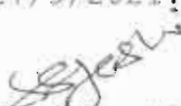
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be developed by Promoter - Ohm Buildwell LLP for the project called Aries Galleria is clear, marketable and free from encumbrances subject to:-

1. Usual Declaration of title made by the present owner's.
2. Any query for non-verification of the records in respect of other than the documents entrusted to the undersigned for the subject title property.

Dt. 27/9/2021.


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