

Arvind R. Gajjar, Advocate

G/434/1984

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G/1057/2009

Office No. 215-B, Panchnath Commercial Complex, Harihar Chowk Rajkot

TO WHOM SO EVER IT MAY CONCERN

Investigation Of Titles In Respect Of Residential Low-Rise Building Known AS "Golden Leaf " Apartment of Arham Developers Partnership Firm.

Description of The Property:

Residential Low-Rise Building known as " Golden Leaf " Apartment constructed on land area admeasuring 337.31 Sq. Mtr. of Plot No. No. 35/C of bearing Revenue Survey No. 97 Paiki, (T.P. Scheme Bo. 1, F.P. No. 779) of Village Raiya Taluka and District Rajkot Situated at bounded as under:

North : F.P. No. 777
South : 9.14 Mtr. Wide Road
East : F.P. No. 782
West : F.P. No. 779/A-1 to 779/A-3 & 779/B

HISTORY/FLOW OF TITLE :

1. Originally, Khoda Narshi was the occupant of agricultural land admeasuring acre 13-11 guntha of Revenue Survey No. 97 & other of Rajkot. Mutation entry no. 400 has been made in Village Form No. VI of Raiya. The Record has been promulgated in the record of rights of Village Raiya.
2. It appears from the record that Khodabhai Narshibhai executed the sale deed regarding the agricultural land admeasuring acre 6-28 guntha of revenue survey no. 97 paiki of Rajkot in favor of Dinkarra Maganlal Kotak. The said transaction was register in the office of the sub registrar Rajkot in book no. 1, Sr. No. 2011, volume 317, on 04/07/1963. Mutation entry no. 587 has been



made in Village Form No. VI of Raiya on 13/03/1963 and concern authority has certified the said entry on dated 19/04/1963.

3. It appears from the record that Khodabhai Narshibhai executed the sale deed regarding the agricultural land admeasuring acre 6-23 guntha of revenue survey no. 97 paiki & land admeasuring acre 1-29 guntha of Survey No. 129 of Village Raiya in favor of Jayantilal Govindji and Damjibhai Ukabhai. The said transaction was register in the office of the sub registrar Rajkot in book no. 1, Sr. No. 2010, volume 318, on 04/07/1963. Mutation entry no. 586 has been made in Village Form No. VI of Raiya on 13/03/1963 and concern authority has certified the said entry on dated 19/04/1963.
4. It appears that from the record that Dinkarraai had applied to The District Development Office, Rajkot for the permission of conversion of use this agriculture land acre 6-28 gunthas of revenue survey no. 97 paiki of Village Raiya Taluka and District Rajkot. The D.D.O. of District Development Office, Rajkot had granted N.A. Permission wide his order no. Revenue/Binkheti/Vasi/622 on dated 13/05/1964. Mutation entry no. 1272 has been made in Village Form No. VI of Raiya on 25/02/1967 and concern authority has certified the said entry on dated 30-3-1967.
5. It appears that from the record that Jayantilal Govindji and Damjibhai Ukabhai had applied to The District Development Office, Rajkot for the permission of conversion of use this agriculture land acre 6-23 gunthas of revenue survey no. 97 paiki of Village Raiya Taluka and District Rajkot. The D.D.O. of District Development Office, Rajkot had granted N.A. Permission wide his order no. Revenue/Binkheti/Vasi/ 210 on dated 05/05/1964. Mutation entry no. 1271 has been made in Village Form No. VI of Raiya on 25/02/1967 and concern authority has certified the said entry on dated 30-3-1967.



6. Then after partition took place between Jayantilal Govindji and Damjibhai Ukabhai for the N.A. Plots of Revenue survey No. 97 paiki of Village Raiya. Wherein the aforesaid N.A. Plot No. 35 & others of survey No. 97 paiki had fallen to the share of Damjibhai Ukabhai. The said transaction was registered in the office of the sub registrar Rajkot in book no. 1, Sr. No. 1613, volume 430, on 30/07/1964.
7. It appears from the record that Dinkarraji Maganlal Kotak and others executed the sale deed regarding land admeasuring 211-5-0 Sq. yrd. of Plot No. A paiki of revenue survey no. 97 paiki of Village Raiya in favor of Damjibhai Ukabhai. The said transaction was registered in the office of the sub registrar Rajkot in book no. 1, Sr. No. 2619, volume 516, on 22/09/1966.
8. It appears from the record that Damjibhai Ukabhai executed the sale deed regarding land admeasuring 467.95 Sq. Mtr. of Eastern Side land of Plot No. 35 & Plot No. A paiki of revenue survey no. 97 paiki of Village Raiya in favor of Savitaben Bhaishakar Sompura. The said transaction was registered in the office of the sub registrar Rajkot in book no. 1, Sr. No. 539, on 23/01/1976.
9. It appears from the record that Damjibhai Ukabhai executed the sale deed regarding land admeasuring 467.95 Sq. Mtr. of Eastern Side land of Plot No. 35 & Plot No. A paiki of revenue survey no. 97 paiki of Village Raiya in favor of Savitaben Bhaishakar Sompura. The said transaction was registered in the office of the sub registrar Rajkot in book no. 1, Sr. No. 539, on 23/01/1976.
10. It appears from the record that Savitaben Bhaishakar Sompura executed the sale deed regarding land admeasuring 348-01-0 Sq. Yrd of land of Plot No. 35-C of revenue survey no. 97 paiki of Village Raiya in favor of Samast Zalavadi Sai Suthat Yuvak Mandal Trust. The said transaction was registered in the office of the sub registrar Rajkot in book no. 1, Sr. No. 14371, on 12/09/1996.



Mutation entry no. 7853 has been made in Village Form No. VI of Raiya and concern authority has certified the said entry on dated 13/09/1996.

11. It appears that T.P. Scheme no. 1 (Raiya) implemented and the competent authority under the town planning act allotted the Final Plot no. 779.
12. It appears from the record that Samast Zalavadi Sai Suthat Yuvak Mandal Trust filed an application before the I. C. Joint Charity Commissioner, Rajkot vide application No. 36/03/2020 obtain the permission of sale of the Trust Property. The Charity Commissioner of Rajkot Passed an order dated 31/12/2020 to sell the said Property to M./s. Arham Developers Partnership Firm.
13. It appears from the record that Samast Zalavadi Sai Suthat Yuvak Mandal Trust executed the sale deed regarding land admeasuring 291.05 Sq. Mtr. of land of Plot No. 35-C of revenue survey no. 97 paiki of Village Raiya in favor of M./s. Arham Developers Partnership Firm. The said transaction was register in the office of the sub registrar Rajkot in book no. 1, Sr. No. 3798, on 30/04/2021 & in book no. 1, Sr. No. 3817, on 03/05/2021. Mutation entry no. 5597 has been made in Village Form No. II of Raiya and concern authority has certified the said entry on dated 02/06/2021.
14. It appears form the record that (1) Jaimin Ashokkumar Sanghvi (2) Hansaben Ashokbhai Sanghvi (3) Rupesh Ashvinbhai Shah (4) Daxaben Bharatkumar Shah (5) Apurva Jitendra Modi (6) Chami Apurvabhai Modi (7) Vivek Rajeshbhai Sanghvi (8) Truptiben Rajeshbhai Sanghvi constitute Arham Developers Partnership Firm. The said transaction was register in the office of the sub registrar Rajkot in book no. 1, Sr. No. 5625, on 29/09/2020.
15. M./s. Arham Developers Partnership Firm submitted commercial building plan in to The Rajkot Municipal Corporation and the asst. Town planner,



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Rajkot Municipal Corporation has approved the building plan and issued building development permission no. 119, dated 21/08/2021 to construct Residential building on land admeasuring 337.31 sq. mtr. of plot no. 35/C of revenue survey no. 97 paiki of Village Raiya within the limits of the Boundaries of the Rajkot Municipal Corporation Rajkot.

Search:

The search has taken from the record of Concern Sub-Registrar, of Rajkot for last 30 years and no charge or encumbrance has been disclosed. The original search receipt is enclosing herewith.

Opinion:

Accordingly, M./s. Arham Developers partnership Firm is the owner and occupier of aforesaid property on verification of above documents and on examination of chain of title deeds, i do hereby certify that the right, title and interest of M./s. Arham Developers Partnership Firm in respect of Residential Low-Rise Building known as " Golden Leaf " Apartment constructed on land area admeasuring 337.31 Sq. Mtr. of Plot No. No. 35/C of bearing Revenue Survey No. 97 Paiki, (T.P. Scheme Bo. 1, F.P. No. 779) of Village Raiya Taluka and District Rajkot is covered with respective title deeds. The right title and interest of (1) Jaimin Ashokkumar Sanghvi (2) Hansaben Ashokbhai Sanghvi (3) Rupesh Ashvinbhai Shah (4) Daxaben Bharatkumar Shah (5) Apurva Jitendra Modi (6) Chami Apurvabhai Modi (7) Vivek Rajeshbhai Sanghvi (8) Truptiben Rajeshbhai Sanghvi Partners of M./s. Arham Developers Partnership Firm in respect of aforesaid property is clear, marketable and free from all encumbrances and beyond reasonable doubts.

Rajkot.

Date : 29/03/2022



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