

To,
M/s. Araiya Realty LLP

Registered office at: Unit No. C-1209, The First,
Nr. Keshav Baug, B/h. ITC Hotel, Vastrapur,
Ahmedabad-380015

Dated: 05.01.2023.

REPORT ON TITLE

Sub: Investigation of Title of an Immovable Property being a Residential Bungalow admeasuring 364.65 sq. meters constructed on Non-Agricultural land bearing Final Plot No. 623/20 admeasuring 669 square meters, comprised in Town Planning Scheme No. 3/6, situated, lying and being at Mouje: Kochrab, Taluka: Sabarmati, District: Ahmedabad within Jurisdiction of Registration Sub-District Ahmedabad-(4) (Paldi).

Dear Sir/s,

I have refer to your instructions to investigate the Title and give my detail Report on Title with respect to the aforesaid Immovable Property being a Residential bungalow admeasuring 364.65 square meters constructed on Non-Agricultural land bearing Final Plot No. 623/20 admeasuring 669 square meters, comprised in Town Planning Scheme No. 3/6, situated, lying and being at Mouje: Kochrab, Taluka: Sabarmati, District: Ahmedabad within Jurisdiction of Registration Sub-District Ahmedabad-4 (Paldi), (hereinafter referred to as "**the said Bungalow**"), bounded as under:

On or towards North: 30 Feet Road.

On or towards South: F.P. Nos. 622/2 & 622/3.



On or towards East: F.P. No. 623/21.

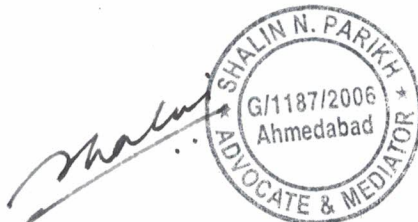
On or towards West : F.P. No. 623/19.

SEARCHES:

- I have caused searches to be taken for the period of 30 years from 1991 till 2023 of available revenue records and the records of Sub-Registrar of Assurances at Ahmedabad (1) (City) & Ahmedabad (4) (Paldi) relating to the aforesaid Bungalow and the search receipts pertaining to the said Bungalow are enclosed herewith as mentioned below:

Date	Receipt No.	Years
04.01.2022	2022002000348	1991 to 1994
01.01.2022	2022004000093	1994 to 2022
05.01.2023	202300400000444	2022 to 2023

- I may state that the records pertaining to said Bungalow for the years 1991 till 2023 are available with the Office of The Sub – Registrar of Assurances Ahmedabad (1)(City) & Ahmedabad (4)(Paldi) and have been verified by my Search Clerk.
1. I further find from the revenue records that at present Immovable Property being a residential bungalow admeasuring 364.65 square meters constructed on Non-agricultural land bearing Final Plot No. 623 Hissa no.20 admeasuring 669 square meters, comprised in Town Planning Scheme No. 3/6, situated, lying and being at Mouje: Kochrab, Taluka: Sabarmati,



District: Ahmedabad within Jurisdiction of Registration Sub-District Ahmedabad-4 (Paldi) is owned and possessed by M/s. Araiya Realty LLP.

2. I may state that for the purpose of the investigation of Title I have considered the Title history of the said Land from the year 1952.

**BRIEF HISTORY AND FACTS OF THE SAID PROPERTY BEING
RESIDENTIAL BUNGALOW CONSTRUCTED ON FINAL PLOT NO.
623/20 ADMEASURING 669 SQUARE METERS**

1. I find from the available searches, revenue records and documents perused to me that the land in question bearing Final Plot no. 623 Hissa 20 admeasuring 669 square meters of Village Kochrab comprised in Town Planning Scheme No. 3/6 was owned and possessed by Rameshchandra Baldevdas and Ranjit Baldevdas around year 1952. The said facts were mutated in the Revenue records by a Mutation Entry no. 1083 dated 01.03.1952.
2. I further find that the said land bearing Final Plot No. 623 Hissa no.20 admeasuring 669 square meters, was sold and conveyed by Rameshchandra Baldevdas and Ranjit Baldevdas to Sarojiniben Natvarlal D/o. Dahyabhai, by a Deed of Conveyance which was registered with Sub Registrar of Assurances on 22.10.1954. The said facts were mutated in the revenue records by a Mutation Entry no. 1234 Dated 09.09.1955.
3. I further find the said land bearing Final Plot No. 623 Hissa No.20 admeasuring 669 square meters was converted to into Non- Agriculture for Residential Bungalow Purpose under order bearing no. LNDP-1380 dated



15.02.1956. The said facts of conversion of Non Agriculture is mentioned in Mutation Entry No. 4190/43 dated 05.05.1986.

4. I further find that thereafter said Sarojiniben Natvarlal D/o. Dahyabhai constructed a Residential Bungalow admeasuring 364.65 square meters on the said land bearing Final Plot No. 623 Hissa no.20 admeasuring 669 square meters, comprised in Town Planning Scheme No. 3/6 of Mouje Village Kochrab as per approved plans.
5. I further find that the Non-Agricultural land bearing Final Plot No. 623 Hissa no. 20 admeasuring 669 square meters, comprised in Town Planning Scheme No. 3/6 along with the construction of Residential Bungalow admeasuring 364.65 sq. mtrs. was sold and conveyed by Sarojiniben Natvarlal D/o. Dahyabhai to Amit Nandkishor Shah by a Deed of Conveyance was registered with sub registrar of assurances under serial no 1296 dated 05.04.2003. The said facts were mutated in the revenue records by a mutation entry no. 1296 dated 05.04.2003.
6. I further find that the Non-Agricultural land bearing Final Plot No. 623 Hissa no.20 admeasuring 669 square meters, comprised in Town Planning Scheme No. 3/6 along with the construction of Residential Bungalow admeasuring 364.65 sq. mtrs. was sold and conveyed by Amit Nandkishor Shah to M/s. Araiya Realty LLP by a Deed of Conveyance was registered with sub registrar of assurances under serial no. 6005 dated 06.04.2022. The said facts were mutated in the revenue records by a mutation entry no. 7661 dated 01.08.2022.



PUBLIC NOTICE:

I may state that I have administered a Public Notice in the local daily newspaper "**DIVYA BHASKAR**" on 24.10.2021 inviting claims from any party or person having any right or title in or over the said Bungalow. I may state that No Objections have been received in the stipulated time towards the said Public Notice.

OPINION ON TITLE:

I may state based on the above observations and inspection of the available searches, revenue records and documents furnished to me, that there are no encumbrances found from the searches and the title of the said being a residential bungalow admeasuring 364.65 square meters, constructed on Non-agricultural land bearing Final Plot No. 623 Hissa 20 admeasuring 669 square meters, comprised in Town Planning Scheme No. 3/6, situated, lying and being at Mouje: Kochrab, Taluka: Sabarmati, District: Ahmedabad within Jurisdiction of Registration Sub-District Ahmedabad-4 (Paldi), and your title to the said property is clear, marketable and free from encumbrances.

Thanking You,

Yours Faithfully,



Shalin N. Parikh

Shalin N. Parikh
Advocate & Mediator