

To,
Laxmikant Buildcon,
a Partnership Firm.
At: 9, Ratnamani Bunglows,
Jodhpur, Ahmedabad.

Re: Opinion in the matter of title for the Multipurpose
Use Non Agriculture Land bearing Block No. 792
Admeasuring 7487 Sq. Mtrs. which was comprised
into Draft Town Planning Scheme No. 3 (Ghuma)
and given Final Plot No. 222 admeasuring 4492
Sq. Mtrs. along with 125 Residential Flats and 26
Commercial Shops to be constructed in the scheme
known as "RYTHEM AURA", situated, lying and
being at Mouje: Ghuma, Taluka: Ghatlodiya in
Registration District, Ahmedabad and Sub District
Ahmedabad-9 (Bopal) in the state of Gujarat.

With reference to the above, I have investigated the title to the Land
in question, more particularly described in the Schedule hereunder written
and submit my opinion on title thereon as under:

That from the Revenue records being maintained by the Circle
Inspector/Talati, Mouje : Ghuma and Mamlatdar : Ghatlodiya as also from
the search of the available records being maintained by the concern Sub-
Registrars, at Ahmedabad for the last 30 years produced before me by my
search clerk and believing same to be true, correct and trust worthy and
also believing the documents/papers/ copies etc. produced before me to be
true and genuine and also based upon the information given by you that no



transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, I submit my opinion on title thereon as under :

Block No. 792 (Old Survey No. 643/2)

It appears that on or around the year 1951, the land bearing Revenue Survey No. 643/2 admeasuring Acre 1-34 Guntha was belonged to (1) Natvarlal Dahyabhai and (2) Mahendrakumar Dahyabhai and Name of "Soma Ambaram" was continued as Protected Tenant of said land and said land was declared as "Fragment" land.

Thereafter, Natvarlal Dahyabhai Mehta Gifted his share in land bearing Revenue Survey No. 643/2 together with other land to Mahendrakumar Dahyabhai Mehta by Gift Deed, and the entry to that effect was entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 2648 dated 13-2-1962 duly cancelled by the concerned revenue authority.

Thereafter, Vide Tenancy Case No. 292 dated 11-5-1966, it was ordered that Somabhai Halabhai was tenant of specified date and land bearing Revenue Survey No. 643/2 was purchased by Somabhai Halabhai in provision of Tenancy Act for purchase price Rs.1241.79/-, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under serial No.2858 dated 9-9-1966 duly confirmed by the concerned revenue authority.

Thereafter, under and by virtue of Provisional of Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 and as per amalgamation scheme approved by concern Authority, land bearing Revenue Survey No. 643/2 was given Block No.792, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz.



Village Form No.6 under Serial No. 2901 dated 01-04-1969, duly confirmed by the concerned revenue authority.

Thereafter, Nyayadhikaran and Krushipanch, Dascroi, vide its Tenancy Case No.T.N.C.292 dated 11-5-1966, ordered to enter name of Somabhai Halabhai as occupant of the land bearing Block No. 792 as the said land was purchased by Somabhai Halabhai in provision of Tenancy Act for Rs.1232.60/- Hence, names of Mahendrakumar Dahyabhai Mehta and other were removed as occupants and charge of Rs.1232.60/- was entered in second right column and the said land bearing Block No. 792 was declared as "New Tenure Land", and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under serial No.3106/8 dated 17-1-1977, duly confirmed by the concerned revenue authority.

Please note that as the said land was given to Somabhai Halabhai under Tenancy Act. Name of Somabhai Ambaram was removed from second right column as tenant.

Thereafter, Somabhai Halabhai paid purchase price to land owner and Purchase Certificate (Form No.9) No. 173/78 dated 22-9-1978 vide Tenancy Case No. 292/Ghuma/12/67 was issued and Name of Somabhai Halabhai was entered as occupant and charge of land owner was removed and said land was given as New Tenure Land (Restricted Land under section 43 of Tenancy Act), and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under serial No.3212 dated 10-10-1978, duly confirmed by the concerned revenue authority.

Thereafter, Somabhai Halabhai died on or around the year 1976-77 and his son Ramabhai Sombhai also died on or around the year 1977-78 intestate and Land bearing Block No.792 along with other land came to be owned and



possessed by their only legal heirs and next of kin according to the Hindu Law under which they were governed by (1) Manekben Wd/o. Ramabhai Somabhai, (2) Laljibhai Ramabhai, (3) Minor Shardaben Ramabhai, (4) Minor Bhagvatiben Ramabhai, (5) Minor Sarasvatiben Ramabhai, (6) Minor Mayaben alias Jayaben Ramabhai and (7) Minor Bharatbhai Ramabhai, all the minor through their respective natural guardian Manekben Wd/o. Ramabhai Somabhai, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 3289 dated 16-1-1981 duly confirmed by the concerned authority and again the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 3418 dated 15-4-1982 duly confirmed by the concerned authority.

Thereafter, Minor Bhagvatiben Ramabhai died on or around the year 1981-82. Hence, her name was removed from revenue records, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 3570 dated 11-1-1983 duly confirmed by the concerned authority.

Thereafter, District Collector, Ahmedabad, vide its order No. C.B./L.N.D./2/K.4617 dated 28-5-1997 followed by order of Honorable High Court, converted the Land bearing Block No.792 admeasuring 7497 Sq. Mtrs. from "New Tenure to Old Tenure" for Non-Agricultural Use subject to terms and condition of said order, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under serial No.5990 dated 3-6-1997, duly confirmed by the concerned authority.

Thereafter, (1) Manekben Wd/o. Ramabhai Somabhai, (2) Laljibhai Ramabhai, (3) Shardaben Ramabhai, (4) Sarasvatiben Ramabhai, (5) Mayaben Ramabhai and (6) Bharatbhai Ramabhai executed Irrevocable Power of Attorney in favour of (1) Ashokbhai Sankalchand Patel and (2)



Saurabh Ashokbhai Patel in respect of said land bearing Block No. 792, which was duly signed before Executive Magistrate on 15-9-1993.

Thereafter, Non-Agricultural use permission for Residential Use of the land bearing Block No. 792 admeasuring 7487 Sq. Mtrs. was duly sanctioned by Taluka Development Officer, Dascroi, vide its Order No. T.P./Jamin/Ga-1/S.R./99/Vashi1915 dated 26-9-1997, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 6405 dated 30-5-2002 duly confirmed by the concerned authority.

Thereafter, (1) Manekben Wd/o. Ramabhai Somabhai, (2) Laljibhai Ramabhai, (3) Shardaben Ramabhai, (4) Sarasvatiben Ramabhai, (5) Mayaben Ramabhai and (6) Bharatbhai Ramabhai, through their Power of Attorney Holder Saurabh Ashokbhai Patel agreed to sell the land bearing Block No. 792 admeasuring 7487 Sq.Mtrs. to (1) Kusumben Mohanlal Patel, (2) Rajeshvariben Rohitbhai Patel, (3) Indumatiben Sankalchand Patel, (4) Vaidehi Saurabhbhai Patel and (5) Sarjuben Sankalchand Patel by Agreement to Sale, which was duly registered with the office of the Sub Registrar, Ahmedabad-3 (Memnagar) under Serial No. 1702 dated 28-6-1999.

Thereafter, (1) Manekben Wd/o. Ramabhai Somabhai, (2) Laljibhai Ramabhai, (3) Shardaben Ramabhai, (4) Sarasvatiben Ramabhai, (5) Mayaben Ramabhai and (6) Bharatbhai Ramabhai, all male acting for self and as karta and manager of their respective H.U.F. through their Power of Attorney Holder Saurabh Ashokbhai Patel sold and conveyed the Non-Agricultural land bearing Block No. 792 admeasuring 7487 Sq.Mtrs. to (1) Kusumben Mohanlal Patel, (2) Rajeshvariben Rohitbhai Patel, (3) Indumatiben Sankalchand Patel, (4) Vaidehi Saurabhbhai Patel and (5) Sarjuben Sankalchand Patel by Two Sale Deed, which were duly registered



with the office of the Sub Registrar, Ahmedabad-3 (Memnagar) under Serial Nos. 02 and 03, both dated 1-1-2000, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 6317 dated 12-12-2000 duly confirmed by the concerned authority.

Thereafter, (1) Indumatiben Sankalchand Patel, (2) Vaidehi Saurabhbhai Patel and (3) Sarjuben Sankalchand Patel executed General Power of Attorney in favour of Hemant S. Pothiwala in respect of said land bearing Block No. 792, which was duly signed before Notary Public, Saroj D. Patel, under Serial No.31/K/2004 dated 21-9-2004.

Thereafter, (1) Kusumben Mohanlal Patel, (2) Rajeshvariben Rohitbhai Patel, (3) Indumatiben Sankalchand Patel, (4) Vaidehi Saurabhbhai Patel and (5) Sarjuben Sankalchand Patel, no (3) to (5) Through their Power of Attorney Holder Hemant S. Pothiwala sold and conveyed the Non-Agricultural land bearing Block No. 792 admeasuring 7487 Sq. Mtrs. to (1) Girdharbhai S. Patel (H.U.F.) through his karta and manager Girdharbhai S. Patel, (2) Manubhai S. Patel (H.U.F.) through his karta and manager Manubhai S. Patel, (3) Kanubhai S. Patel (H.U.F.) through his karta and manager Kanubhai S. Patel, (4) Bhagvatbhai S. Patel (H.U.F.) through his karta and manager Bhagvatbhai S. Patel, (5) Rajnikant S. Patel (H.U.F.) through his karta and manager Rajnikant S. Patel and (6) Jitendra S. Patel (H.U.F.) through his karta and manager Jitendra S. Patel by Sale Deed, which were duly registered with the office of the Sub Registrar, Ahmedabad-3 (Memnagar) under Serial No. 5369, dated 21-09-2004, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 6802 dated 1-12-2004 duly confirmed by the concerned authority.

Thereafter, (1) Girdharbhai S. Patel (H.U.F.) through his karta and manager Girdharbhai S. Patel, (2) Manubhai S. Patel (H.U.F.) through his



karta and manager Manubhai S. Patel, (3) Kanubhai S. Patel (H.U.F.) through his karta and manager Kanubhai S. Patel, (4) Bhagvatbhai S. Patel (H.U.F.) through his karta and manager Bhagvatbhai S. Patel, (5) Rajnikant S. Patel (H.U.F.) through his karta and manager Rajnikant S. Patel and (6) Jitendra S. Patel (H.U.F.) through his karta and manager Jitendra S. Patel sold and conveyed the Non-Agricultural land bearing Block No. 792 admeasuring 7487 Sq.Mtrs. to (1) Bharatbhai Kantibhai Patel, (2) Ashokbhai Kantibhai Patel and (3) Sureshbhai Kantibhai Patel by Sale Deed, which was duly registered with the office of the Sub Registrar, Ahmedabad-3 (Memnagar) under Serial No. 6736, dated 6-9-2005, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 7031 dated 21-9-2005 duly confirmed by the concerned authority on 16-11-2005.

Thereafter, Rectification in respect of mistakes occurred during the Computerization of revenue records i.e. Village Form No. 7 and 12 of the said land togetherwith other lands was carried out by Mamlatdar, Dascroi vide its order No. RTS / Record Promulgation /34/08 dated 24-12-2008 and accordingly, Survey No.643 and Aakar 1871.75 were written in 7/12 of said land, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under serial No. 8253 dated 10-6-2009 duly confirmed by the concerned authority.

Thereafter, Charge of Due payment of Land Revenue/Local Fund/Education Cess/Binkheti ViseshDharo of Rs.1,55,108/77 Paisa was entered in revenue records of said land, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under serial No. 10904 dated 19-3-2018 duly confirmed by the concerned authority on 19-5-2018.



Thereafter, Bharatbhai Kantibhai Patel died on 1-2-2022 intestate and his share in the land bearing Block No. 792 came to be owned and possessed by his only legal heirs and next of kin according to the Hindu Law under which he was governed by (1) Vidyaben Bharatbhai Patel, (2) Krina Bharatbhai Patel and (3) Parag Bharatbhai Patel, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 12604 dated 22-2-2022 duly confirmed by the concerned authority on 9-4-2022.

Thereafter, Land owners paid due amount of Land Revenue/Local Fund/Education Cess/Binkheti ViseshDharo to Bopal-Ghuma Nagarpalika and said charge was removed from revenue records by Mamlatdar, Dascroi vide its order No. Jamin/Ghuma/Ja.Ma.Bojo/Kami/S.R.31/2022 dated 17-3-2022, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 12660 dated 7-4-2022 duly confirmed by the concerned authority on 19-5-2022.

Thereafter, Name of Krina Bharatbhai Patel was wrongly mentioned as "Krishnaben Bharatbhai Patel" in revenue records. Hence, said mistake was corrected vide Order No. IORA/86/0706/2022 dated 4-6-2022, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 12810 dated 4-6-2022 duly confirmed by the concerned authority on 12-7-2022.

In the meantime, the land bearing Block No. 792 was covered under the Draft Town Planning Scheme No. 3 (Bopal) and Final Plot No. 222 was given in lieu thereof and the area thereof was fixed to the extent of admeasuring 4492 Sq. Mtrs. in lieu of total admeasuring 7487 Sq. Mtrs.

Further, said land was converted into Old Tenure Land on 25-5-1997 and District Collector, Ahmedabad, vide its order No. C.B./Pra.Sa.Pa./Premium/Muddat Vadhoru/Ghuma/Suvey/Block.792/K-4617 dated 25-7-2022, extend the limit of said order for further six months, and the entry to that effect was also entered in the revenue records of mutation

entry book viz. Village Form No.6 under serial No.12945 dated 26-8-2022, duly confirmed by the concerned authority on 28-9-2022.

Thereafter, vide Resolution of Revenue Department, Government bearing No. DHAM/2022/107/M/PFR/312022/398/L/1 dated 26-8-2022, the Record of the said land i.e. all Survey Numbers of Mouje Ghuma was transferred from the Dascroi Taluka to Ghatlodiya Taluka, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 12965 dated 12-9-2022, duly confirmed by the concerned authority on 12-9-2022.

That, Non Agricultural Use permission for Multipurpose use of the said land bearing Block No. 792, T.P. Scheme No. 3 (Bopal), Final Plot No. 222 admeasuring 4492 Sq. Mtrs. has granted by District Collector, Ahmedabad vide its order bearing No 271/07/17/062/2023 dated 27-01-2023, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 13097 dated 27-1-2023 (Kachi).

Thereafter, (1) Ashokbhai Kantibhai Patel, (2) Sureshbhai Kantibhai Patel, (3) Vidyaben Bharatbhai Patel, (4) Parag Bharatbhai Patel and (5) Krina Bharatbhai Patel W/o. Pragneshkumar Patel sold and conveyed the N.A. land bearing Block No. 792 admeasuring 7487 Sq. Mtrs. of Draft T. P. Scheme No. 3 (Bopal) and Final Plot No. 222 admeasuring 4492 Sq. Mtrs. to Laxmikant Buildcon, a Partnership Firm by Sale deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad-9 (Bopal) under serial No. 1868 dated 8-2-2023, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 13157 dated 16-02-2023 (Kachi).

Thereafter, Plan and Construction Permission for 125 Residential Flats and 26 Commercial Shops in Block Nos. A+B+C and D were approved



and granted by Assistant Town Development Officer, Ahmedabad Municipal Corporation, Ahmedabad vide its Rajachitthi No. 07422/290722/A6322/R0/M1 and 07423/290722/A6323/R0/M1, both dated 15-02-2023.

Thereafter, the said Laxmikant Buildcon, a Partnership Firm is entitled to develop and construct Commercial Shops and Residential Flats in a Scheme to be known as "RYTHEM AURA" on the said piece of land bearing Block No. 792 admeasuring 7487 Sq. Mtrs. of Draft T. P. Scheme No. 3 (Bopal) and Final Plot No. 222 admeasuring 4492 Sq. Mtrs., as per Plan and Development Permission approved and granted by Ahmedabad Municipal Corporation and construction work is in process.

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper GUJARAT SAMACHAR, Gujarati Edition on 13th February, 2023 in the name of Laxmikant Buildcon, a Partnership Firm inviting claims, if any, in upon or to the said Land in question from any person whomsoever and I have not received any objection/claim in response thereto till today.

That the searches in the concerned Sub-registrar of Ahmedabad (I) Ahmedabad-3 (Memnagar) on 17-2-2023, (II) Ahmedabad-9 (Bopal) on 17-2-2023 and (III) Ahmedabad-14 (Dascroi) on 17-2-2023 was made.

The above opinion is given on the basis of available revenue records and Sub Registry records for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue records or Sub Registry record, however I have found that, some part of the Index-II records are turned and the entries are also not up-to-date maintained and the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.

In view of what is stated here in above from that and from the information given to me stating that the said land has not been given in security nor created any charge or security also free from encumbrance of any nature whatsoever thereon. The said land is not subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said Land which adversely affects the title and believing the same to be true, correct and trustworthy and also believing the document/papers/copies etc. furnished in the case file shown to me to be true and genuine and also based upon the information given by you that nothing was done in respect of the said Land during the period for which the revenue and registration record is not available which would make the title defective and from the available manual and computer searches obtained through Concerned Office of Sub Registrar and on that basis I hereby certify that title of the said land belong to the present party and the same is clear and marketable and free from reasonable doubts subject to :

1. Get the project "RYTHEM AURA" registered with Real Estate Regulatory Authority.
2. Mutation Entries Nos. 13047 and 13157 are required to be confirm by concern revenue authority.
3. Fulfillment of The Provision of: Town Planning and Urban Development Act, The Bombay Stamp Act, The Registration Act, The Partnership Act, RERA ACT or any other act, Rule / notification, gazette, order(s) etc. in force from time to time as well as fulfillment of the terms and conditions laid down in Plan and Development Permission, N. A. Order and GDCRA.
4. Production of all relevant and necessary original papers, documents, orders, deeds etc. of the said Land.



5. Usual Declaration on oath is required to be made by Laxmikant Buildcon, a Partnership Firm for its clear and marketable Title.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Multipurpose Use Non Agriculture Land bearing Block No. 792 Admeasuring 7487 Sq. Mtrs. which was comprised into Draft Town Planning Scheme No. 3 (Ghuma) and given Final Plot No. 222 admeasuring 4492 Sq. Mtrs. along with 125 Residential Flats and 26 Commercial Shops to be constructed in the scheme known as "RYTHEM AURA", situated, lying and being at Mouje: Ghuma, Taluka: Ghatlodiya in Registration District, Ahmedabad and Sub District Ahmedabad-9 (Bopal) and same is bounded as under...

East : Final Plot No. 223/2
West : Final Plot No.342
North : 12.00 Mtrs. T. P. Road
South : Final Plot No.342 and (120+201+216)/1

Date: 22-02-2023

Place: Ahmedabad



A handwritten signature in blue ink that reads "Amit".

AMIT V. PATEL, Advocate
(Enrl. No. G/2570/2010)

Note of caution and disclaimer:-

- (1) I am not able to trace out if any private party charge or any notary document executed in third party favor if any.
- (2) I hereby inform you and you please note that sub-registrar (registration) record for immediate last 2-3 months is not available as well as record of many years is illegible/not available/ torn out/destroyed hence it cannot be inspected or traced or verified and the computerized record is not prepared / maintained by the agency appointed by state govt. hence may be erroneous resulting into error and the govt. itself does not accept any responsibility.
- (3) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.
- (4) I am informed that the present no litigation/suits are field/pending before any judicial/Quasi-judicial authorities.