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To,

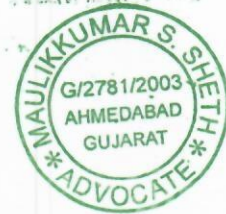
Sthapatya Buildcon,

A Partnership Firm

At - Nr. Akshar Stadia,

Sterling Cancer Hospital Road,

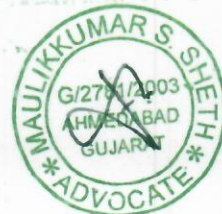
Bodakdev, Ahmedabad.



Ref.:-Opinion In the matter of Title for Non-Agricultural land for commercial purpose bearing Final Plot No. 235 admeasuring about 1923 of Town Planning Scheme 1/B (Bodakdev) given in lieu of Revenue Survey No. 359 admeasuring about 3136 sq.mtrs of Mouje: Bodakdev, Taluka: Ghatlodiya, Dist: Ahmedabad in the State of Gujarat and as per my opinion the same is prima facie belongs to you.

THIS IS TO OPINE THAT...

(A) That with your instruction I have caused investigation of titles of the land described in the schedule hereunder for last about thirty years only from the available simple copies of the papers and revenue record more particularly, village form no 7 and 12, village form no.6 order of Hon'ble High Court etc. of the said Land produced before me by you and your authorized person(s) for last about 30 (THIRTY) Years.



(B) Brief History of the said Land. . .

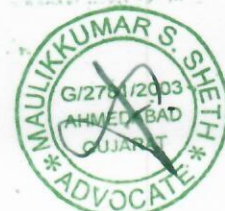
(1) That the land bearing Revenue Survey No. 359 was originally belonging to Magniram Sitaramas a administrative person of Shri Ranchhodji Maharaj on or before the year 1954-55.

(2) That thereafter, vide Taluka order No. TNC dated 27th November, 1947, the name of Gabad Nagar was entered as "SECURED TENANT" of the said land bearing Revenue Survey No.359, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 899 dated 13th May, 1948 which was certified by concern authority.

(3) That thereafter, the name of Bava Natha was entered as "SIMPLE TENANT" of the said land bearing Revenue Survey No.359, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1073 which was certified by concern authority on 20th November, 1956.

(4) Thereafter, Magniram Sitaram expired on 30th July, 1949, intestate leaving behind him his legal heirs (1) Minor Ramprasad Magniram and (2) Bai Krushna, widow of Magniram Sitaram as the Guardian of Minor Ramprasad Magniram, and as per Taluka Order No: WTNO/SR/73 dated 04.04.1953, for the worship in temple which was situated on the said survey no. 359, the name of Bai Krushna wd/o Magniram Sitaram as a guardian of Minor Ramprasad Magniram was entered in the Revenue Record. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1131 dated 11th April, 1953, which has been certified by the concerned authority.

(5) That thereafter, the tenants, who were not cultivating the land situated and lying at Mouje: Bodakdev, for the last two years continuously, their names would be deleted. Hence, the

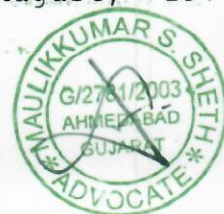


name of Bava Natha was deleted from the land of Survey No: 359 as Simple Tenant. An entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1216 dated 31st August, 1956 and was certified by the competent authority.

(6) That thereafter, under the provision of Section 5 of Gujarat Devsthan Vatan Nabudi Adhiniyam, Mamlatdar, passed order No. VATAN DEVSTHAN INAM dated 31st December, 1969 and as per said order, land bearing Revenue Survey No. 359, removed from heading of "JAT INAMI" and entered under heading of "KHALSA RAIYATVARI" and declared to recover full tax (BharAakar). An entry to that effect was made on revenue records vide Mutation Entry No. 1794 dated 15th January, 1970 and was certified by the competent authority. (the said Order was not produced before me, so I relied upon the averment made in the mutation entry).

(7) That thereafter, as per provisions of Gujarat Devsthan Vatan Nabudi Adhiniyam, the tenants, who were cultivating the land situated and lying at Mouje: Bodakdev on 15th November, 1969, their names would be entered and the tenants, who were not cultivating the land situated and lying at Mouje: Bodakdev before 18th March, 1968, their names would be deleted. Hence, the name of Sankarbhai Girdharbhai was entered in the land of Survey No: 359 as Tenant. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1804 dated 19th February, 1970 and was certified by the competent authority.

(8) That thereafter, as per the provisions of section 43 (1) of Tenancy Act Judge of Agricultural Land and Mamlatdar (Krushipanch & Mamlatdar) No. 1 passed the order in case no. Devsthan.Inam.Bodakdev/144 dated 14th August, 1970 (as par

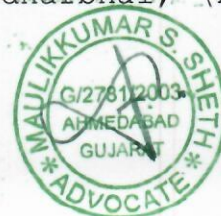


order dated 01st August, 1970), and as per the order the name of Tenant Shankarbhai Girdharbhai was entered as occupier of the said land and dues in respect of the purchase amount to be paid by Shankarbhai Girdharbhai, was entered in the other rights of revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1864 dated 30th June, 1971 and was certified by the competent authority.

(9) That thereafter, as the amount for possession right of the land bearing Survey No: 359 was paid by land occupier, Hon. Mamatlaladar & Krushi Panch, Taluka: Dascroi vide Order No: De.E.Bodakdev.144/DENT/39 issued a certificate No: 9 and the charge for purchase of land in other right was removed from the revenue record. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 2163 dated 30th March, 1976 and was certified by the competent authority on 05th August, 1976. (The said Order was not produced before me, so I relied upon the averment made in the mutation entry).

(10) That thereafter, Shankarbhai Girdharbhai had raised a Loan on security of the said land of Survey No: 359 from Thaltej/Bodakdev Group Seva Sahakari Mandali, and declaration in respect of the said mortgage, executed on 18th July, 1976/06-08-1976 an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 2236 dated 16th August, 1976 and was certified by the competent authority on 24th July, 1978.

(11) That thereafter, the said Shankarbhai Girdharbhai died on 29th November, 1989 leaving behind him his surviving heir(s) and next of kins as per Hindu Law under which he governed (a) Kamlaben Wd/o Shankarbhai Girdharbhai, (b) Naranbhai



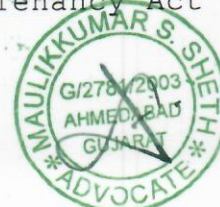
Shankarbhai and (c) Jadiben Shankarbhai, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 4613 Dated 14th June, 1991 and was certified by the competent authority on 09th September, 1991.

(12) That thereafter, the said Kamlaben Wd/o Shankarbhai Girdharbhai died on 04th January, 1996 leaving behind her surviving heir(s) and next of kins as per Hindu Law under which she governed (a) Naranbhai Shankarbhai and (b) Jadiben Shankarbhai, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 5520 Dated 07th February, 1996 and was certified by the competent authority on 19th March, 1996.

(13) That thereafter, Naranbhai Shankarbhai has applied to enter name of (1) Vimlaben w/o Naranbhai Shankarbhai, (2) Manishbhai Naranbhai, (3) Hirenbhai Naranbhai and (4) Minor Smitaben Naranbhai through his guardian Naranbhai Shankarbhai as co-owner in revenue records of the said land, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6753 Dated 08th September, 2000 and was certified by the competent authority on 09th October, 2000.

(14) That thereafter, Loan amount of Thaltej-Bodakdev Group Seva Sahkari Mandali Ltd. Has been repaid in full and the said Mandali issued No Due Certificate on 15th September, 2000, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6756 Dated 15th September, 2000 and was certified by the competent authority on 09th December, 2000.

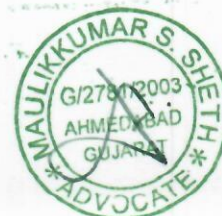
(15) That thereafter, (1) Naranbhai Shankarbhai and (2) Jadiben D/o Shankarbhai heirs of Shankarbhai Girdharbhai filed an Appeal No: 119/2000 as per Section 74 of Tenancy Act for Survey



No: 359 before the Hon. Deputy Collector J.Shu. & Appeal, Ahmedabad, Mamlatdar & Krushipanch Devsthan No.1 of Ahmedabad. Hence, the Deputy Collector, J.Shu. Revenue Department on 03.10.2000 admitted the order passed by Lower Court for considering the change in the kind of said land as Old Tenure land as per the Section 43 of Tenancy Act, which was allotted to their father Shankarbhai Girdharbhai with certificate No. 9 as the new tenure land dated 01st August, 1970. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6761 Dated 06th October, 2000 and was certified by the competent authority on 09th December, 2000.

(16) That thereafter, The Gujarat Revenue Department gave stay vide order no. fe.t.a.no.b.a.khe/30/2001 dated 18.1.2001 against the order no. Ganot/Appeal/no.119/2000 dated 03.10.2000 passed by Revenue Deputy Collector of Ahmedabad. On the basis of order No. RTS/V/82-01 dated 23.01.2001 passed by The Mamlatdar of Daskroi, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6815 Dated 24th January, 2001 and was certified by the competent authority on 16th March, 2001. (the order no. fe.t.a.no.b.a.khe/30/2001 dated 18.1.2001 of The Gujarat Revenue Department is not produced before me so I am relying upon the averments made in mutation entry)

(17) That thereafter the Draft Town Planning Scheme No.1/B (Bodakdev) applied to the land bearing Survey No.359, admeasuring about 3136 sq.mtrs. and accordingly it has been allotted Final Plot No.235 admeasuring about 1923 sq.mtrs. and Final Plot No.237 admeasuring about 349 sq.mtrs. total admeasuring about 2272 sq.mtrs. in reference of the same Assistant Town Planner, Ahmedabad Urban Development Officer has issued a "F" Form.

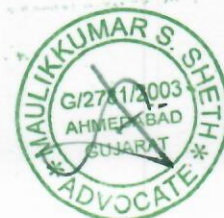


(18) That thereafter the Senior Town Planner, Ahmedabad Urban Development Authority has issued a Development Permission and approved building plans on Dated 19th January, 2002, vide Letter No. P.R.M/50/10/2000/001021 for construction on the said land. (The said copy of approved Plan is not produced before me.)

(19) That thereafter, The Revision Application No. TENBA-30/2001 dated 05.08.2005 was accepted by Hon. Gujarat Mehsul Panch, Ahmedabad, which was filled against the order passed by Deputy Collector (J. Su), vide appeal No. 119/2000 dated and the Order No. Bodakdev/114 dated 01.08.1970 of Mamalatdar & Krushi Panch was accepted by Gujarat Mehsul Panch, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 7811 Dated 7th September, 2005 and was certified by the competent authority on 18th October, 2005.

(20) That thereafter, considering the order passed by Registrar, Gujarat Mehsul Panch regarding Review Application No. CA/21/05 (1 + 2) dated 04.09.2008, the Tenant Case No: Te.ke/Bodakdev/114 dated 01.08.1970, was rejected by the Mamalatdar & Krushi Panch. Therefore, against Order No: TA 119/2000 on 30.10.2000, the above Review Application was made before the Gujarat Mehsul Panch, in which Applicant demanded Stay Order and Mehsul Panch on 04.09.2008 ordered that till the final decision was taken on the disputed issues, all the conditions would remain as were ordered earlier. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 8810 Dated 13th October, 2008 and was certified by the competent authority on 25th November, 2008.

(21) That thereafter, in view of established instructions from Government, a promulgation was announced to start procedures



for computerization of hand-written entries in village form no. 7 and 12 as well as village form no. 6 for the lands situated and lying at Mouje: Bodakdev. It was also instructed that hand-written entries be compared and wherever mistakes noticed, be corrected. Therefore, in light of the order no. RTS/Record Rights/73/08 dated 03.10.2008 from Hon. Mamlatdar, Dascroi for the said land of Survey No. 359 corrections were carried out for ownership in Entry No: 1794 in village form no. 7 and 12 and concerning stay order from Gujarat Mehsul Panch. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 8842 Dated 14th November, 2008 and was certified by the competent authority on 07th January, 2009. (The said order no. RTS/Record Rights/73/08 dated 03.10.2008 of Mamlatdar, Dascroi is not produced before me so I am relying upon the averments made in mutation entry.)

(22) That thereafter, Ganot Case No. 144 dated 01.08.1970 and Ganot Appeal/Case No. 119/2000 regarding said Survey No. 359, Hon. Government admitted Hon. Gujarat Mehsul Panch TEN/CA/21/05 (1 + 2). However, Hon. Gujarat Mehsul Panch vide Order No. TEN/CA-21/05 dated 15.09.2008 rejected it and Stay Order was set-aside in favour of the Applicant. Therefore, on the basis of letter of Hon. Deputy Collector (Ganot Shakha), Ahmedabad, the land of said Survey No. 359 was considered for other Right. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 8909 Dated 27th December, 2008 and was certified by the competent authority on 27th February, 2009. (The said letter of Hon. Deputy Collector (Ganot Shakha), Ahmedabad is not produced before me so I relying upon the averment made in mutation entry.)

(23) That thereafter Special Civil Application No. 510 of 2009 was filled by Mahendrabhai Mohanlal Nazit & Others before the Hon'ble Gujarat High Court being aggressive from the order of



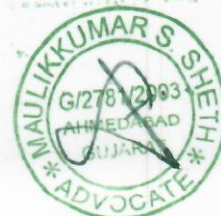
GRT in Revision Application No. 30/2001 dated 05th August, 2005 and in Review Application No. 21/2005 dated 15th September, 2008 and Hon'ble Gujarat High Court was dismissed the said Application dated 06th April, 2009.

(24) That thereafter restructuring of taluka limit was effected and as an effect of the said restructuring the Taluka City was Newly named as Ahmedabad(East) and Taluka Dascroi was newly named as Ahmedabad (West) vide Resolution no. PAFAR/ 102011/ 275/ L/1, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 9955 Dated 30th May, 2012 and was certified by the competent authority on 05th May, 2012.

(25) That thereafter, Lis pendency was executed in respect of the suit filled in the Court of Senior Civil Judge, Ahmedabad Rural Principal vide Special Civil Suit No. 346/2013, in the sub-registrar office under serial no. 1857 on 16.08.2013 for the land measuring 3136 Sq Mtrs of said Survey No. 359 was amalgamated under Town Planning Scheme No. 1/B, it was given Final Plots No. 235 and 237 and its measurement respectively was 1923 Sq Mtrs and 349 Sq Mtrs making a total measurement of 272 Sq Mtrs. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 10428 Dated 01st October, 2013 and was rejected by the Mamalatdar, Ghatlodia in view of order passed by Mamlatdar vide RTS/TakrariNoandh/Bodakdev/Ke No. 52/13.

(Note: later the said Special Civil Suit No. 346/2013 plaintiff already settled their disputes interse and they compromised their disputes after due diligence before Hon'ble court by remaining personally present.)

(26) In a mean time, being aggressive by the order of Hon'ble Gujarat High Court dated 06th April, 2009 in Special Civil



Application No. 510 of 2009, Mahendrabhai Mohanlal Nazit & Others filled Letters Patent Appeal No. 960 of 2009 & the same was disposed with the order

"In view of the above order, in the event an application is moved by the appellant hereinafter or in case already moved by the appellant which is pending before the State Government to permit the appellants to make payment of the premium under the provisions of Section 43 of the Bombay Tenancy Act, the same may be considered in accordance with law. The request of the appellants to pay market rate of the land in question as on the date of purchase or as on today seems to be reasonable enough by which the interest of State Government is also protected and therefore it is hoped that the said request shall be accepted in true spirit and in accordance with law.

With these observations, present appeal is disposed of. Interim relief, if any, shall continue for a period of twelve weeks from today."

(27) That thereafter, vide order No. City/Ghalodia/RTS/Sudhara Hukam/Bodakdev/Vashi-1710/SR-67/2014 dated 25.07.2014, correction was made in village form no. 7 and 12 for mentioning "without permission construction". an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 10669 Dated 12th August, 2014 and was certified by the competent authority on 20th October, 2014.

(28) That thereafter Smitaben Naranbhai attained age of Adult Hence, on the basis of her Birth Certificate the word "Minor" and the name of Guardian i.e. Naranbhai Shankarbhai were removed before the name of Smita Naranbhai. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 11167 Dated 14th March, 2016 and was certified by the competent authority on 06th May, 2016.



(29) That thereafter Jadiben, daughter of Shankarbhai and wife of Atmarambhai Sengharamhas applied to enter name of (1) Jayaben, daughter of Atmaram (2) Kokilaben, daughter of Atmaram Solanki (3) Kanaiyalal Atmaram Solanki and (4) Ghanshyambhai Atram Solanki as co-owner in revenue records of the said land, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 11212 Dated 02nd May, 2016 and was rejected by the competent authority on 15th July, 2016 as in the affidavit the Stamp Paper used was of Rs.50 instead of Rs. 100/- Stamp Paper.

(30) That thereafter, occupier of the said land has applied to the District Collector of Ahmedabad to convert the land bearing Survey No.359, admeasuring about 3136 sq.mtrs. allotted Final Plot No. 235, admeasuring about 1923 and Final Plot No. 237, admeasuring about 349 sq.mtrs. total admeasuring about 2272 sq.mtrs Of Town Planning Scheme No.1/B(Bodakdev) into Non-Agricultural use for Residential purpose and the District Collector of Ahmedabad issued a Non-Agricultural use permission vide order No.ACB/TNC-3/Premium/Bodakdev/S.R..835/2012 Dated 05th May, 2016 as the amount of Premium was paid, and an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 11235 Dated 20th May, 2016 and was certified by the competent authority on 11th July, 2016.

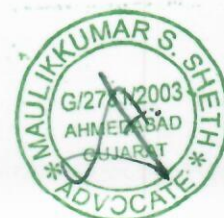
(31) That thereafter Jadiben D/o Shankarbhai Parmar and W/o Aatmaram Sendhabhai Solanki agree to sell the land bearing survey no. 359 admeasuring about 3136 sq.mtrs. paiki undivided 1568 sq.mtrs, to Desai Siddharajbhai Prabhatbhai, an agreement for sale executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 1872 on 12th August, 2016, BUT, as earlier discussed in PARA 25 the dispute under Special Civil Suit No. 346/2013 was settled interse and after due diligence



before Hon'ble court by remaining personally present. Thus the said Jadiben D/o Shankarbhai Parmar and W/o Aatmaram Sendhabhai Solanki have no locus to enter into the said above mention Agreement to Sale dated 12-08-2016 so in eye of law the said Agreement to Sale is without locus on prima facie scrutiny of the said Agreement to Sale I found that, the person who intend to purchase the said land is not preferably bonafied purchaser as the said Jadiben D/o Shankarbhai Parmar and W/o Aatmaram Sendhabhai Solanki & others settled their disputes and given their free and full consent vide confirmation deed which was executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 377 on 15th February, 2016 so the Agreement to Sale is not tenable in eye of law.

(32) That thereafter, land admeasuring 3136 Sq Mtrs of Survey No. 359 was amalgamated under Town Planning Scheme No. 1/B (Bodakdev), it was given Final Plots No. 235 and 237 and its measurement respectively was 1923 Sq Mtrs and 349 Sq Mtrs making a total of 2272 Sq Mtrs and vide letter No. NA/U-2/Bodakdev/Kalam-66-67/Case No. 433/2017 dated 19.07.2018 of Hon. Deputy Collector (NA) allowing construction of said land for commercial purpose, Ahmedabad Municipal Corporation under the Section 67 of Land Revenue Act stipulate certain conditions for adherence and approved the Maps for carrying out the construction. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 11965 Dated 23rd July, 2018 and was certified by the competent authority on 10th September, 2018.

(33) Thereafter, land admeasuring 3136 Sq Mtrs of said Survey No. 359 got amalgamated with Town Planning Scheme No. 1/B (Bodakdev) was given Final Plots No. 235 and 237 and its measurement was decided 1923 Sq Mtrs and 349 Sq Mtrs total admeasuring of 2272 Sq Mtrs. Paiki...



(A) 454.40 Sq. Mtrs., Sold and conveyed by Naranbhai Shankarbhai, himself and Karta and Manager of HUF and Guardian of Smitaben Naranbhai, through his Power of Attorney holder, Shivam A. Patel to Akshar (Bodakdev) Co-Operative Housing Society Limited and the sale deed was executed between them on 07th February, 2002 and the said sale deed was registered in the office of the sub-registrar, Ahmedabad-3 (Memnagar) at serial no. 329. This Sale Deed was confirmed by Power of Attorney Holder Arun H. Patel of Satyam Patel, who is joint as a Third Party and Power of Attorney Holder, Shivam A. Patel of Hirenbhai Naranbhai, Vimalaben Naranbhai, Jadiben Atmaram, daughter of Shankarbhai Girdharbhai and Manishbhai Naranbhai Guardian of minor Shivam A. Patel, as a Fourth Party.

(B) 454.40 Sq. Mtrs., Sold and conveyed by Jadiben Atmaram, daughter of Shankarbhai Girdharbhai through her Power of Attorney holder, Shivam A. Patel to Akshar (Bodakdev) Co-Operative Housing Society Limited and the sale deed was executed between them on 07th February, 2002 and the said sale deed was registered in the office of the sub-registrar, Ahmedabad-3 (Memnagar) at serial no. 331. This Sale Deed was confirmed by Power of Attorney Holder Arun H. Patel of Satyam Patel, who is a Third Party and Hirenbhai Naranbhai, Vimalaben Naranbhai, Naranbhai Shankarbhai, himself and Karta and Manager of HUF and Guardian of minor Smitaben Naranbhai and Power of Attorney Holder, Manishbhai Naranbhai through Power of Attorney Holder Shivam A. Patel, as a Fourth Party.

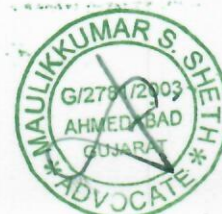
(C) 454.40 Sq. Mtrs., sold and convey by Vimalaben Naranbhai, through her Power of Attorney Holder Shivam A. Patel to Akshar (Bodakdev) Co-Operative Housing Society Limited. and the sale deed was executed between them on 07th February, 2002 and the said sale deed was registered in the office of the sub-registrar, Ahmedabad-3 (Memnagar) at serial no. 333. This Sale



Deed was confirmed by Arun H. Patel, Power of Attorney Holder of Satyam Arun Patel as Third Party and Hirenbhai Naranbhai, Jadiben Atmaram, daughter of Shankarbhai Girdharbhai, Arun H. Patel, through their Power of Attorney Holder Shivam A. Patel as Fourth Party.

(D) 454.40 Sq. Mtrs., sold and conveyed by Vimalaben Naranbhai, through her power of Attorney Holder Shivam A. Patel to Akshar (Bodakdev) Co-Operative Housing Society Limited and the sale deed was executed between them on 07th February, 2002 and the said sale deed was registered in the office of the sub-registrar, Ahmedabad-3 (Memnagar) at serial no. 335. This Sale Deed was confirmed by Arun H. Patel, Power of Attorney Holder of Satyam Arun as Third Party and Hirenbhai Naranbhai, Jadiben Atmaram, daughter of Shankarbhai Girdharbhai, Shivam A. Patel being Power Of Attorney Holder of Vimalaben Naranbhai as Fourth Party.

(E) 454.40 Sq. Mtrs., sold and conveyed by Hiren Naranbhai through his Power of Attorney holder Shivam A. Patel, to Akshar (Bodakdev) Co-Operative Housing Society Limited and the said sale deed was registered in the office of the sub-registrar, Ahmedabad-3 (Memnagar) at serial no. 337. This Sale Deed was confirmed by Arun H. Patel, the Power of Attorney Holder of Satyam Arun as Third Party and Manishbhai Naranbhai, Jadiben Atmaram, daughter of Shankarbhai Girdharbhai, Naranbhai Shankarbhai, himself and Karta and Manager of HUF and Guardian of minor Smitaben Naranbhai and Shivam A. Patel, Power of Attorney Holder of Vimalaben Naranbhai, as Fourth Party. An entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 11969 Dated 26th July, 2018 and was certified by the competent authority on 10th September, 2018.



(34) That thereafter, Naranbhai Shankarbhai, himself and Karta and Manager of his HUF, gave confirmation of the sale deed executed on 05th February, 2002 under serial no. 329 and serial no. 335 and the same confirmation deed was executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 373 on 15th February, 2016.

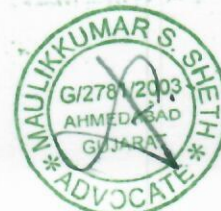
(35) That thereafter, Vimlaben Naranbhai gave confirmation of the sale deed executed on 05th February, 2002 under serial no. 333 and serial no. 335 and the same confirmation deed was executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 374 on 15th February, 2016.

(36) That thereafter, Hirenbhai Naranbhai Parmar gave confirmation of the sale deed executed on 05th February, 2002 under serial no. 337 and the same confirmation deed was executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 375 on 15th February, 2016.

(37) That thereafter, Manishbhai Naranbhai Parmar gave confirmation of the sale deed executed on 05th February, 2002 under serial no. 335 and serial no. 335 and the same confirmation deed was executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 376 on 15th February, 2016.

(38) That thereafter, Jadiben alis Champaben D/o Shankarbhai Parmar and W/o Aatmaram Solanki gave confirmation of the sale deed executed on 05th February, 2002 under serial no. 331 and serial no. 335 and the same confirmation deed was executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 377 on 15th February, 2016.

(39) That thereafter, Smitaben Ajaykumar Chauhan gave confirmation of the sale deed executed on 05th February, 2002



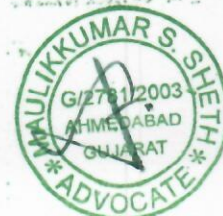
under serial no. 329 and serial no. 335 and the same confirmation deed was executed in the sub-registrar office of Ahmedabad-13(City) under serial no. 378 on 15th February, 2016.

(40) That thereafter, Akshar (Bodakdev) Co-Operative Housing Society Limited gave Development rights for the said land to M/s Akshar Developers, a Proprietary Firm on 25th July, 2001 which was not done registered in any sub-registrar office at that time therefore Declaration regarding the Development Agreement was registered in the sub-registrar office of Ahmedabad-3 (Memnagar) under serial no. 9338 on 28th February, 2018.

(41) That thereafter, Final Plot No. 235admeasuring 1923sq.mtrs sold and conveyed by Akshar (Bodakdev) Co-Operative Housing Society to Sthapatya Buildcon, a Partnership Firm the said sale deed was registered in the office of the sub-registrar, Ahmedabad-3 (Memnagar) at serial no. 1605 on 19th February, 2019, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 12127 Dated 27thFebruary, 2019 and was certified by the competent authority on 10th April, 2019.

(42) That thereafter, vide order No.City/Ghatlodia/E-Dhara/SudharaHukam/S.R.40/90 of Mamlatdar, Ghatlodiya the correction was made to enter the name of Akshar (Bodakdev) Co-Operative Housing Society Limited for the land admeasuring 349 Sq Mtrs of said Survey No. 359, Final Plot No. 237. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 12209 Dated 27thMay, 2019 and was certified by the competent authority on 02nd July, 2019.

(43) That thereafter, the Ahmedabad Municipal Corporation has issued a Development Permission and approved plans on



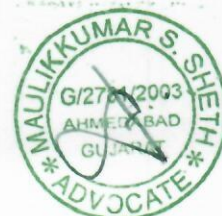
12.06.2019 vide Raja Chitthi No. 01993/161118/A0703/R0/M1 in Case No. BHNTI/NWZ/161118/CGDCRV/A0703/R0/M1 for the construction on the land of final plot no. 235.

(44) That thereafter, Cancellation of Lis pendency was executed in respect of the suit disposed in the Court of Senior Civil Judge, Ahmedabad Rural Principal vide Special Civil Suit No. 346/2013 and, in the sub-registrar office of Ahmedabad-3(Memnagar) under serial no. 7769 on 14.08.2019 for the land measuring 3136 Sq Mtrs of said Survey No. 359 was amalgamated under Town Planning Scheme No. 1/B, it was given Final Plots No. 235 and 237 and its measurement respectively was 1923 Sq Mtrs and 349 Sq Mtrs making a total measurement of 272 Sq Mtrs.

(45) That thereafter, cancellation of development agreement for the land of Final plot No. 235 admeasuring about 1923 Sq Mtrs was executed between Akshar (Bodakdev) Co-Operative Housing Society Limited and M/s Akshar Developers, a Partnership Firm on 13th August, 2019 which was registered in sub-registrar office of Ahmedabad-3(Memnagar) under serial no. 7770.

(46) That thereafter, M/s Akshar Developers, a Partnership Firm gave confirmation of the sale deed executed in favor of Sthapatya Buildcon, on 19th February, 2019 under serial no. 1605 and the same confirmation deed was executed in the sub-registrar office of Ahmedabad-3(Memnagar) under serial no. 7771 on 13th August, 2019.

(47) That thereafter the correction deed, in respect of cancellation of development agreement dated 13th August, 2019 was executed between Akshar (Bodakdev) Co-Operative Housing Society Limited and M/s Akshar Developers, for the change in name of M/s Akshar Developers, a Firm from M/s Akshar Developers, a Partnership Firm on 20th August, 2019 which was



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registered in sub-registrar office of Ahmedabad-3 (Memnagar) under serial no. 7970.

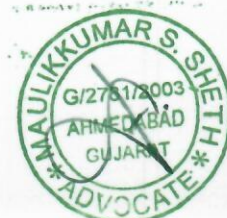
(48) That thereafter the correction deed, in respect of confirmation deed dated 13th August, 2019 was executed between Sthapatya Buildcon and M/s Akshar Developers, for the change in name of M/s Akshar Developers, a Firm from M/s Akshar Developers, a Partnership Firm on 20th August, 2019 which was registered in sub-registrar office of Ahmedabad-3 (Memnagar) under serial no. 7979.

(B) That with your instruction(s) and authority given by you to me a public notice to invite any claim(s), objection(s) etc of anyone from public at large is published in daily gujarati newspaper "DIVYA BHASKAR" on 30th December, 2018 with the name of Akshar (Bodakdev) Co.Op. Hou. Soc. Ltd. and in reference of the said public notice I have not received any objection(s) which carry weightage in prescribed time limit mention in the said public notice. (Copy of the said Public Notice is handed over to you separately)

C) That thereafter I had taken searches through my search clerk from the (I) Ahmedabad-3 (Memnagar) on 23rd January, 2019

I have taken further searches from the Sub-Registrar of (1) Ahmedabad-1 (City) on 28-06-2019, (2) Ahmedabad-13 (City) on 28th June, 2019 and (3) Ahmedabad - 3 (Memnagar) on 28th June, 2019 and 14th August, 2019. (copy of the same is separately handed over to you with this opinion)

(D) That declaration on oath was made on 26/08/2019 by you for your clear and marketable title over the said property.



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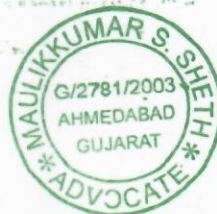
(E) That on the perusal of all the available records produced by you before me and upon the perusal of the same In my prima facie Opinion the land more particularly described in the schedule hereunder is belongs to you subject to . . .

- (1) Terms and Condition of N.A. Order is required to be adhered to.
- (2) Production of all records, deed(s) etc in original to before me.
- (3) Fulfillment of the Provisions of. . . the Bombay Tenancy and Agricultural lands Act, 1948 with state amendments, the Gujarat Land Revenue Code 1879, The Bombay Fragmentation and Consolidation of Holdings Act 1947, State or Central Notification(s), Gazette(s), Rule(s) etc if any applicable.

SCHEDULE OF THE LAND

ALL THAT PIECE AND PARCLE OF THE Non-Agricultural land for commercial purpose bearing Final Plot No. 235 admeasuring about 1923 of Town Planning Scheme 1/B (Bodakdev) given in lieu of Revenue Survey No. 359 admeasuring about 3136 sq.mtrs of Mouje: Bodakdev, Taluka: Ghatlodiya, Dist: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) in the State of Gujarat.

AT AHMEDABAD ON THIS 27th DAY OF AUGUST, 2019.



Maulik S. Sheth, Advocate

NOTICE OF CAUTION AND DISCLAIMER:-

(1) That the records of the sub registrar and revenue are sometime not visible or perusal of such record is not possible due to old age or torn out or not availability so it may cause an error to my opinion.

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(2) That the Sub Registrar Department who is issuing search of registered documents is not ensuring the genuineness of their own report so the same rule is applicable here.

(3) On prima-facie perusal I don't found anything contrary but it is advisable to be check with the department of Historical Monuments, Oil and Natural Gas Department or any other department if concern that this land is not falling in their limit or no bared on sale of such land.

(4) In case if, any deeds or documents are signed by POA holders then it is advisable to get confirmation from the person(s) who given Power of Attorney.

(5) Agreement to sale no. 1872 dated 12th August, 2016, executed in favor of Desai Sidhhrajibhai Prabhatbhai is advisable to cancelled but the said Jadiben D/o Shankarbhai Parmar and W/o Aatmaram Sendhabhai Solanki and others already settled their disputes interse and they compromised their disputes in the Special Civil Suit No. 346 of 2013 after due diligence before Hon'ble court by remaining personally present.

(6) This is merely an opinion on title which is in limited aspect only so on the basis of this I am not opine on the tenure of the land or on Tenancy Act etc.

(7) That you informed and assured me that for the land in question there is no any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc., revenue authorities, tenancy authorities etc. as well as I had not inquire in any of such court, tribunal, judicial or quasi judicial authorities etc.

(8) I had issued this opinion only to you and no other shall rely on this without my written permission.



