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Ref. No. 119/2021/HHD/KHD of 2021 Date:

REPORT ON TITLE

Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural lands situate, lying and being at Godhavi (Sim), Taluka Sanand in the Registration District Ahmedabad and Sub District Sanand bearing (1)(a) Block/Survey No. 868, admeasuring about 4047 sq.mts., and (b) Block/Survey No. 869, admeasuring about 7183 sq.mts., included in Draft Town Planning Scheme No. 429 (Godhavi-Manipur) and given single Final Plot No. 113, admeasuring about 6738 sq.mts., AND (2) Block/Survey No. 872, admeasuring about 14366 sq.mts., included in Draft Town Planning Scheme No. 429 (Godhavi-Manipur) and given Final Plot No. 116, admeasuring about 8620 sq.mts.



We, have undertaken the work of verification of title with respect to the Lands above referred to, by taking necessary searches with the revenue and sub registry records (Index-II) for a period of last about more than thirty years. We have caused necessary searches to be taken accordingly. We have taken root of title commencing from about 1985, prior to more than thirty years from now. Our Report on Title is stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and records referred to herein below.

A. Description of the Property:

- (1) Property under reference is lands situate, lying and being at Godhavi (Sim), Taluka Sanand in the Registration District Ahmedabad and Sub

District Sanand bearing (1)(a) Block/Survey No. 868, admeasuring about 4047 sq.mts., and (b) Block/Survey No. 869, admeasuring about 7183 sq.mts., included in Draft Town Planning Scheme No. 429 (Godhavi-Manipur) and given combined Final Plot No. 113, admeasuring about 6738 sq.mts., (*Reference: Copy of 'F' Form*) AND (2) Block/Survey No. 872, admeasuring about 14366 sq.mts., included in Draft Town Planning Scheme No. 429 (Godhavi-Manipur) and given Final Plot No. 116, admeasuring about 8620 sq.mts. (*Reference: Copy of 'F' Form*) (Hereinafter referred to as the "Said Lands"). Held by KAVISHA ATRIA LLP, a Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008 under No. AAV – 7282 on 4th February, 2021, having its registered office at Kavisha Corporate Campus, S P Ring Road, Ambli, Ahmedabad-380 058.

(3)(a) Non Agricultural Permissions for multipurpose use have been given as per the orders of District Collector, Ahmedabad, dated 29th November, 2018, bearing Nos. (1) CB/LAND-1/N.A./S.R.1337/2018/FMPS No. 410930 (for Block/Survey No. 868) and (2) CB/LAND-1/N.A./S.R.1336/2018/FMPS No. 410938 (for Block/Survey No. 869) as per the terms and conditions stipulated therein. (*Reference: Revenue Entry Nos. 9108 and 9109, both dated 1st February, 2019*).

(b) Non Agricultural Permission for residential use with respect to the Said Land of Block/Survey No. 872 is given by or under an order of Jilla Panchayat Kacheri, Ahmedabad, dated 22nd November, 2006, bearing No. MSL/BKHP/SR-5/Vashi. 4066 to 4071 as per the terms and conditions stipulated therein. (*Reference: Revenue Entry Nos. 5895, dated 6th March, 2008*). As informed to us, Permission for change of use from residential to multipurpose has been applied for.

(4) Development Permission with respect to the Said Lands has been given by Ahmedabad Urban Development Authority on 24th December, 2021, under No. PRM/155/10/2021/407 as per the terms and conditions stipulated therein. (*Reference : Copy of the Said Permission*).

B. Devolution:

I. With respect to Block/Survey No. 868, admeasuring about 4047 sq.mts., and Block/Survey No. 869, admeasuring about 7183 sq.mts.,



- (1) Much Prior to the year, 1985, the Land of Block/Survey Nos. 868, admeasuring about 4047 sq.mts., and 869, admeasuring about 7183 sq.mts., belonged to and was registered in the revenue records in the name of Chandansang Vaghjibhai Vaghela.
- (2) Said Chandansang Vaghjibhai Vaghela died on 21st September, 1975 and names of –
 - (1) Kanjibhai Chandansang,
 - (2) Ramsang Chandansang,
 - (3) Jivanbhai Chandansang and
 - (4) Jikunvarba Chandansang,were entered in the revenue records. (*Reference: Revenue Entry No. 1538, dated 28th September, 1975*).
- (3) Said Jikunvarba Chandansang released and renounced her share, right, title and interest from the Said Land. (*Reference: Revenue Entry No. 1539, dated 28th September, 1975*).
- (4) Said Kanjibhai Chandansang died on 19th October, 1993 and names of –
 - (1) Nanuba widow of Kanjibhai Chandansang,
 - (2) Balvantsang Kanjibhai,
 - (3) Dilipsinh Kanjibhai,
 - (4) Dashrathsinh Kanjibhai,
 - (5) Jasvantsinh Kanjibhai and
 - (6) Kundanba Kanjibhaiwere entered in the revenue records. (*Reference: Revenue Entry No. 3370, dated 3rd November, 1993*).
- (5) Said Balvantsinh Kanjibhai died on 24th December, 1993 and names of –
 - (1) Jayaba widow of Balvantsinh Kanjibhai,
 - (2) Sangitaba Balvantsinh
 - (3) Hemendrasinh Balvantsinh and
 - (4) Rupaba Balvantsinh,were entered in the revenue records. (*Reference: Revenue Entry No. 3426, dated 24th January, 1994*)
- (6)(a) (1) Ramsang Chandansang Vaghela as Self and as the Karta and Manager of his HUF joined by –
 - (a) Jayaben Ramsang Vaghela,



- (b) Dharmendrasinh Ramsang Vaghela as self and father and natural guardian of minor Namrata,
- (c) Ushaben Dharmendrasinh Vaghela,
- (d) Minaben daughter of Ramsang Vaghela wife of Narendrasinh Zala, (e) Naynaben daughter of Ramsang Vaghela and wife of Vijaysinh Jadeja.

(1)(a) to (e) represented through their Power of Attorney Ramsang Chandrasang Vaghela
and

- (2) Jivansang Chandansang Vaghela as Self and as the Karta and Manager of his HUF joined by –

2(a) Bachiben wife of Jivansang Chandansang Vaghela,

- (b) Dipak Jivansang Vaghela as self and as father and natural guardian of minors Maitrey and Sweta,

(c) Jyotiben Dipakbhai Vaghela,

- (d) Sanjaybhai Jivansang Vaghela as self and as natural guardian of minors Vedantsinh and Jhanvi.

(2)(a) to (d) represented through their Power of Attorney Jivansang Chandansang Vaghela sold and conveyed Land admeasuring about 2698 sq.mts., of Block/Survey No. 868, and land admeasuring about 4788.66 sq.mts., of Block/Survey No. 869, in all admeasuring about 7486.66 sq.mts., to –

Bhupendrabhai Ambalal,

by or under a Sale Deed dated 28th November, 2006, registered with the office of Sub-Registrar of Assurances, under Sr. No. 4801. (Reference: Revenue Entry No. 5456, dated 26th February, 2007).

- (b) Heirs of deceased Kanjibhai Chandansang being –

(1) Dashrathsinh Kanjibhai Vaghela,

(2) Jashvantsinh Kanjibhai Vaghela,

(3) Dilipsinh Kanjibhai Vaghela,

(4) Kundanba Kanjibhai Vaghela,

(5)(a) Jayaba widow of Balvantsinh Vaghela,

(b) Sangitaba Balvantsinh Vaghela,

(c) Hemendrasinh Balvantsinh Vaghela and

(d) Rupaba Baldevsinh Vaghela

sold and conveyed the land admeasuring about 1349 sq.mts., of Block/Survey No. 868 and land admeasuring about 2394.34 sq.mts., of Block/Survey No. 869, in all admeasuring about 373.34 sq.mts., to



Bhupendrabhai Ambalal,
by or under a Sale Deed dated 24th November, 2006, registered with the office of Sub-Registrar of Assurances, under Sr. No. 4755, in the manner and for the consideration recorded therein.

(Reference: Revenue Entry No. 5456, dated 26th February, 2007). As stated in the Said Sale Deed, the sale is completed for benefit of estate and legal necessity.

(7) Said –

Bhupendrabhai Ambalal sold and conveyed the land admeasuring about 2023.50 sq.mts., of Block/Survey No. 868, and land admeasuring about 3591.50 sq.mts., Block/Survey No. 869, to

Bharatkumar Jivrajbhai, by or under a Sale Deed dated 31st March, 2008, registered with the office of Sub-Registrar of Assurances, under Sr. No. 4035, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 8373, dated 30th July, 2014).

(8) Said –

Bharatkumar Jivrajbhai conveyed his share in the land admeasuring about 2023 sq.mt., of Block/Survey Nos. 868 and land admeasuring about 3591 sq.mts., of Block/Survey No. 869 to Bhupendrabhai Ambalal, by or under two separate Deeds of Release (with consideration) dated 23rd July, 2014, registered with the office of Sub-Registrar of Assurances, under Sr. Nos. 4909 and 4913, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 8374, dated 30th July, 2014).

It appears that Said Bharatkumar Jivrajbhai purchased the lands of Block/Survey No. 868/part, admeasuring about 2023.50 sq.mts., and Block/Survey No. 869/part, admeasuring about 3591.50 sq.mts. However, he has sold to Bhupendrabhai Ambalal the lands admeasuring about 2023 sq.mts., and 3591 sq.mts., respectively. Prior to aforesaid transfer, a Rectification order by Mamlatdar, Sanand, was passed on 30th April, 2013, and as per the said order the land admeasuring about 2024 sq.mts., of Said Block/Survey No. 868/part and admeasuring about 3592 sq.mts., of Said Block/Survey No. 869/part came in the name of Said Bhupendrabhai Ambalal and the Land admeasuring about 2023 sq.mts., of Block/Survey No. 868/part and admeasuring about 3591 sq.mts., of Block/Survey No. 869/part came in the name of Bharatkumar Jivrajbhai. (Reference: Revenue Entry No. 8235, dated 26th July, 2013).



B.A.

- (9) Said –
Bhupendrabhai Ambalal
sold and conveyed Block/Survey Nos. 868 and 869 (corresponding to the land of Final Plot No. 113) to –
(1) Rajeshkumar Amrutbhai Patel (50% undivided share) and
(2) Vivekbhai Prahladbhai Patel (50% undivided share),
by or under a Sale Deed dated 2nd November, 2020, registered with the office of Sub-Registrar of Assurances, under Sr. No. 8855, in the manner and for the consideration recorded therein.
(Reference: Revenue Entry No.9661, dated 3rd December, 2020).

- (10) Said –
(1) Rajeshkumar Amrutbhai Patel (50% undivided share) and
(2) Vivekbhai Prahladbhai Patel (50% undivided share),
sold and conveyed Block/Survey Nos. 868 and 869 (corresponding to the land of Final Plot No. 113), to –
Kavisha Atria LLP, represented through its designated partner Rameshbhai Kantibhai Patel,
by or under a Sale Deed dated 22nd October, 2021, registered with the office of Sub-Registrar of Assurances, under Sr. No. 17094, in the manner and for the consideration recorded therein.
(Reference: Revenue Entry No. 9962, dated 18th November, 2021). Said Revenue Entry is as on date pending for certification.

II. With respect to Block/Survey No. 872, admeasuring about 14366 sq.mts.,

- (1) Prior to the year, 1985, the Land of Block/Survey No. 872 belonged to and was registered in the revenue records in the name of Vanubhai Govindsang Vaghela.
- (2) Said Vanubhai Govindsang Vaghela died and names of –
(1) Ratanba widow of Vanubhai Govindsang Vaghela,
(2) Dashrathbhai Vanubhai,
(3) Raghubhai Vanubhai self and as the guardian of Minors –
(i) Jayaba Vanubhai,
(ii) Manharba Vanubhai,
(iii) Manshaba Vanubhai and
(iv) Kailasba Vanuba



were entered in the revenue records. (*Reference: Revenue Entry No. 1476, dated 20th August, 1973*)

- (3) Said –
(1) Ratanba widow of Vanubhai Govindsang Vaghela,
(2) Dashrathbhai Vanubhai,
(3) Raghubhai Vanubhai
(4) Jayaba Vanubhai,
(5) Manharba Vanubhai,
(6) Manshaba Vanubhai and
(7) Kailasba Vanuba
sold and conveyed Said Land to –
Gordhanbhai Babaldas Patel,
by or under a Sale Deed dated 12th July, 1991, registered with the office
of Sub-Registrar of Assurances, under Sr. No. 1289, in the manner and
for the consideration recorded therein.
(*Reference: Revenue Entry No. 2973, dated 13th July, 1991*). As stated
in the Said Sale Deed, the sale is completed for benefit of estate.
- (4) Said –
Gordhanbhai Babaldas Patel agreed to –
sell and convey the Said Land to –
Shriji Corporation, a Partnership Firm, represented through its Partners -
Dharmendrasinh Vishwanathsinh Chauhan,
Chirag Harendrakumar Parekh and
Kiran Jayantilal Mala,
by or under an Agreement for Sale dated 24th September, 2014,
registered with the office of Sub-Registrar of Assurances, under Sr. No.
6227. However, the same is cancelled as per its Cancellation dated 8th
October, 2018, registered with the office of the Sub Registrar, under Sr.
No. 9511, executed by and between them.
- (5) Said –
Gordhanbhai Babaldas Patel sold and conveyed Said Land of
Block/Survey No. 872 (corresponding to the land of Final Plot No. 116)
to –
(1) Pravinbhai Talkshibhai and
(2) Jayeshbhai Talkshibhai,



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by or under a Sale Deed dated 14th May, 2019, registered with the office of Sub-Registrar of Assurances, under Sr. No. 5357, in the manner and for the consideration recorded therein.

(Reference: Revenue Entry No. 9202, dated 29th May, 2019). To support and supplement the said sale, Said Gordhanbhai Babaldas has executed a Power of Attorney in favour of Said Pravinbhai Talkshibhai and another and executed an Indemnity Bond, both dated 14th May, 2019, registered with the office of the Sub Registrar of Assurances, under Sr. Nos. 5359 and 5360 respectively.

(6) Said –

(1) Pravinbhai Talkshibhai and

(2) Jayeshbhai Talkshibhai

sold and conveyed the Said Land of Block/Survey No. 872 (corresponding to the land of Final Plot No. 116) to –

Kavisha Atria LLP, represented through its Designated Partner Rameshbhai Kantibhai Patel,

by or under a Sale Deed dated 28th October, 2021, registered with the office of the Sub Registrar of Assurances, under Sr. No. 17684, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 9961, dated 18th November, 2021). Said Revenue Entry is as on date pending for certification.

III. Accordingly, Said Kavisha Atria LLP have become entitled to the Said Lands.

C. Public Notice:

(1) As a part of investigation of title, public notice was given in the daily newspaper "Sandesh", on 21st July, 2021, (in the names of previous owners) of the respective lands, inviting claims, if any, in upon or to the Said Lands from any person whomsoever. We have not received any claims/objections in response thereto.

D. ROC Search:

(1) No charges exists in the name of Said Kavisha Atria LLP in the records of ROC as per search report issued and carried out by Maulik Bhavsar & Associates, Company Secretaries and Trademark Agent, dated 18th November, 2021.



B1.

E. Disclaimer:

- (1) The aforesaid Report is reference of available revenue records and sub registry records, relevant for the purposes to study devolution of title and to ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records. We have relied upon the same without going into the details or further legal validation/scrutiny of records and proceedings referred to therein and implication thereof. Further, we have presumed the papers, documents produced before us as genuine.
- (2) As reported by our Search Clerk / Search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged, and not available. Search may lack or miss some particulars. Therefore, it is required that Usual Declaration-cum-Indemnity on Title to be made.
- (3) We have neither undertaken any on-site verification of the Said Lands, nor carried out verification of any negative court proceedings before any court/forum/authority nor verified any acquisition by any Government/ Semi-Government Authorities other than that mentioned in the Revenue Records. Further as informed to us, Said Lands have not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the Said Lands are subject matter of any pending litigations and/or proceedings, nor any order, decree, attachment, charge or any order of any court or authority is operating against the Said Lands adversely affecting the title thereto. We have relied upon the same and hereby disclaim any liability in respect thereof.
- (4) Said Lands are non agricultural lands. Therefore, we have not examined the laws relating to agricultural land and implications thereof.
- (5) This Certificate and Report on Title is based on the searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only for the period of 30 years from now. However, where possible we have endeavored to ascertain the title beyond such period of 30 years. We disclaim any liability in respect thereof.



IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the opinion that the title of KAVISHA ATRIA LLP, a Limited Liability

Partnership Firm, with respect to the lands of (1)(a) Block/Survey No. 868, admeasuring about 4047 sq.mts., and (b) Block/Survey No. 869, admeasuring about 7183 sq.mts., (corresponding to the land of Final Plot No. 113, admeasuring about 6738 sq.mts.), and (2) Block/Survey No. 872, admeasuring about 14366 sq.mts., (corresponding to the land of Final Plot No. 116, admeasuring about 8620 sq.mts.) in the manner aforesaid is clear, marketable, free from all encumbrances and reasonable doubt, subject to Usual Declaration-cum-Indemnity on Title being made, subject to above devolution on title, our observation(s) and note(s), subject to Town Planning Scheme, subject to certification of aforesaid Revenue Entry Nos. 9961 and 9962, subject to terms and conditions of aforesaid Non Agricultural Permissions and aforesaid Development Permission, subject to Non Agricultural Permission for multipurpose use be obtained with respect to Block/Survey No. 872 (Final Plot No. 116) and subject to any other laws, acts, rules and regulations as may be applicable.

DATED THIS 24TH DAY OF DECEMBER, 2021

H. Desai & Co

ADVOCATES & SOLICITORS



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