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Ref: No. 221/2022/HHD/KHD of 2023

Date:

REPORT ON TITLE



Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural Lands situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing (1) Block No. 277, admeasuring about 12950 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 38, admeasuring about 7770 sq.mts., (2) Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (3) Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/2, admeasuring about 3885 sq.mts.

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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.

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A. Description:-

(1) The properties under reference are Non Agricultural Lands situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing (1) Block No. 277, admeasuring about 12950 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 38, admeasuring about 7770 sq.mts., (2) Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (3) Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/2, admeasuring about 3885 sq.mts. (Hereinafter referred to as the "Said Lands").



(2)(a) The Land of Block No. 277 admeasuring about 12950 sq.mts. is allotted in lieu of Old Survey No. 244 admeasuring 3 acres and 8 Gunthas upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).

(b) The Land of Block No. 278 admeasuring about 6171sq.mts. was given lieu of the Land of old Survey No. 245/1 admeasuring 1 acres and 21 Gunthas equivalent to 6171 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).

(c) The Land of Block No. 279 admeasuring about 6476 sq.mts. was given lieu of the Land of old Survey No. 245/2 admeasuring 1 acres and 25 Gunthas equivalent to 6476 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).

(3) (a) Said Land of Block No. 277 admeasuring 12950 sq.mts was given Non-Agricultural permission for residential use as per the order of District Development Officer, Ahmedabad dated 19<sup>th</sup> September, 2008 bearing No. MSL/BKHP/S.R./195/Vashi.2858-64/08, as per the terms and

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conditions stipulated therein. (Reference: Revenue Entry No. 3309, dated 10<sup>th</sup> October, 2008).

(b) Thereafter, Non agricultural permission for multipurpose use (with respect to the Land of Final Plot No. 38 admeasuring about 7770 sq.mts) is given as per the order of Collector dated 30/11/2022 bearing No. 6840/07/04/024/2022, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 7119, dated 30<sup>th</sup> November, 2022).



(4)(a) Said Land of Block No. 278 admeasuring 6171 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamlatdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).

(b) Thereafter, Non agricultural permission for multipurpose use (with respect to the Said Land of Final Plot admeasuring about 3703 sq.mts.) is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6841/07/04/024/2022 as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 7120, dated 30<sup>th</sup> November, 2022).

(5)(a) Said Land of Block No. 279 admeasuring 6476 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamlatdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).

(b) Thereafter, Nonagricultural permission for multipurpose use (with respect to the Said Land of Final Plot admeasuring about 3885 sq.mts.) is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6838/07/04/024/2022 as per the terms and conditions

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stipulated therein. (Reference: Revenue Entry No. 7118, dated 30<sup>th</sup> November, 2022).

C. Title Holder:-

- (1) Kavisha AER LLP, a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having LLP identification No. AAX-3168 and having its office at Kavisha Corporate Campus, S.P. Ring Road, Ambli, Ahmedabad-380 058.



D. Devolution:-

(I) FOR BLOCK NO. 277:-

- (1) Much prior to the year, 1975, Said Land was registered in the revenue records in the name of Chaganbhai Asharam. Said Land was allotted to him under the provisions of Gujarat Tenancy and Agricultural Lands Act, 1948, upon payment of amount of 6 pat in respect thereof. (Reference: Revenue Entry No.226, dated 19<sup>th</sup> October, 1964).
- (2) Said Chaganbhai Asharam sold and conveyed the Said Land to Thakor Mohanji Maganji, by or under Sale Deed dated 31<sup>st</sup> May, 1965. registered with the office of Sub- Registrar of Assurances, under Serial No. 4918, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No.450, dated 08<sup>th</sup> December, 1966).
- (3) Said Mohanji Maganji died and names of Somaji Mohanji, Shankaji Mohanji and Mangaji Mohanji were entered in the revenue records. (Reference: Revenue Entry No. 526, dated 10<sup>th</sup> April, 1972). Said Mohanji Mangaji had a daughter namely Maniben Mohanji her heirs executed confirmation as referred in clause D. (I) (7) hereinbelow.
- (4) Said Somaji Mohanji died on 9<sup>th</sup> November, 2000 and names of Nagjibhai Somaji, Vishaji Somaji, Babiben widow of Vaghjibhai Somaji and Meruji Vaghji were entered in the revenue records. (Reference: Revenue Entry No. 2412, dated 04<sup>th</sup> April, 2002).

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(5)(a) Said Shankaji Mohanji, Managaji Mohaji Nagjibhai Somaji, Vishaji Somaji, Babiben widow of Vaghjibhai Somaji and Meruji Vaghji sold and conveyed the Said Land to Gitaben Rameshbhai Dobariya and Hanshaben Rameshbhai Patel by or under Sale Deed dated 22<sup>th</sup> April, 2008 registered with the office of Sub-Registrar of Assurances, under Serial No. 3055 in the manner and for the consideration stated therein. (Reference: Revenue Entry No. 3194, dated 14<sup>th</sup> May, 2008). As stated in the Said Sale Deed, the Sale is completed for the benefit of estate and legal necessity.



(b) Prior to aforesaid sale, Said Shankaji Mohanji and others executed an Agreement for Sale in favour of Said Gitaben Rameshbhai Dobariya and another dated 28<sup>th</sup> December, 2017, registered with the office of Sub-Registrar of Assurances, under Serial No. 6294.

(6) Heirs of aforesaid Maniben daughter of Mohanji Maganji initiated a civil suit being Regular Civil Suit bearing No. 137 of 2019, before the Hon'ble Civil Court at Sanand, Ahemdabad, inter alia praying for partition to the extent of 1/4<sup>th</sup> share in the Said Land and for other reliefs. However, the Said Suit is unconditionally withdrawn and thereby dismissed as per the Order of the Hon'ble court dated 25<sup>th</sup> August, 2020.

(7) Heirs of deceased Maniben Mohanji confirmed the ownership of Said Gitaben Rameshbhai and another, being the (then) owners of the Said Land by or under Deeds of Confirmation/Declaration dated 26<sup>th</sup> September, 2020, registered with the office of Sub-Registrar of Assurances, under Serial Nos. 5787 and 5790 on dated 28<sup>th</sup> February, 2020 and 03<sup>rd</sup> September, 2020 registered with the office of Sub-Registrar of Assurances, under Serial No. 6250.

(8) Heirs of aforesaid Maniben daughter of Mohanji had filed an appeal before Deputy Collector, Sanand Prant, Ahmedabad bearing No. R.T.S/Appeal No. 407/2019, challenging aforesaid Revenue Entry No. 526 and 3194. However, pursuant to withdrawal and pursis, Said appeal

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was dismissed as per the order dated 7<sup>th</sup> August, 2020. (Reference: Revenue Entry No. 6319, dated 14<sup>th</sup> September, 2020).

- (9) Said Gitaben Rameshbhai Dobariya and Hansben Rameshbhai Patel old and conveyed Said Land to M/s S.D. Construction, a Partnership Firm by or under Sale Deed dated 21<sup>st</sup> September, 2020 registered with the office of Sub-Registrar of Assurances, under Serial No. 6912 in the manner and for the consideration stated therein. (Reference: Revenue Entry No. 6350, dated 09<sup>th</sup> October, 2020).



- (10) Accordingly, Said Land was held by M/s. S.D. Construction, a Partnership Firm.

(II) FOR BLOCK NO. 278:-

- (1) Prior to the year, 1975, Said Land of Block No. 278 admeasuring about 6171 sq.mts was registered in the revenue records in the name of to Nathabhai Narandas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 26<sup>th</sup> April, 1964 in Case No. 61. (Reference: Revenue Entry No. 253, dated 20<sup>th</sup> October, 1964).
- (2) Said Nathabhai Narandas died and names of Shakarchand Nathabhai, Kantibhai Nathabhai, Shankarbhai Nathabhai, Laxmiben Nathabhai and Manguben Nathabhai were entered in the revenue records. (Reference: Revenue Entry No. 464, dated 25<sup>th</sup> February, 1969).
- (3) Said Laxmiben Nathabhai and Manguben Nathabhai released and renounced their share in the Said Land. (Reference: Revenue Entry No. 465, dated 25<sup>th</sup> February, 1969).
- (4) Said Shakrabhai Nathabhai died on 22<sup>nd</sup> April, 1987 and names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Shakrabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai were entered in the revenue records. (Reference: Revenue Entry No. 1423, dated 20<sup>th</sup> August, 1987).

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- (5) Pursuant to a family partition with respect to the Said Land and other lands, came in the names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai. (Reference: Revenue Entry No. 1555, dated 23<sup>rd</sup> July, 1997).
- (6) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai both through their Power of Attorney Anilkumar Shakrabhai) sold and conveyed the land admeasuring about 3085.50 sq.mts out of the Said Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).
- (7) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).
- (8) Said Bhanuben Shakrabhai Patel wife of Mafatlal Patel, Ranjanben Shakrabhai Patel wife of Kanubhai Patel and Sarojben Shakrabhai Patel wife of Maheshwarbhai Patel released and renounced their share (admeasuring about 1851.30 sq.mts.) in the land admeasuring about 3085.50 sq.mts out of the Said Land in favour of their brother Anilkumar Shakrabhai by or under a Deed of Release dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7012 in the manner recorded therein. (Reference: Revenue Entry No. 5587, dated 29<sup>th</sup> June, 2018).
- (9) Accordingly, Said Land was held as follows: B.



Name	Share (in Block No. 278)
Anilkumar Shakrabhai and Kiritkumar Shakrabhai	3085.50 sq.mts
Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3085.50 sq.mts
<b>Total</b>	<b>6171 sq.mts</b>



(III) FOR BLOCK NO. 279:-

- (1) Prior to the year, 1975, Said Land of Block/Survey No. 279 admeasuring about 6476 sq.mts. was registered in the revenue records in the name of to Khodidas Madhavdas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 30<sup>th</sup> April, 1964 in Case No. 5. (Reference: Revenue Entry No. 211, dated 19<sup>th</sup> October, 1964).
- (2) Said Khodidas Madhavdas died on 16<sup>th</sup> February, 1972 and names Purshottamdas Khodidas and Ghordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 520, dated 7<sup>th</sup> March, 1972).
- (3) Said Ghordhanbhai Khodidas died on 30<sup>th</sup> April, 2000 and names of Ganpatbhai Gordhanbhai, Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai, Manjulaben Gordhanbhai, minors Rajnibhai Maheshbhai, Tuleshbhai Maheshbhai represented through their natural guardian Ganpatbhai Gordhanbhai and Jeeviben widow of Gordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 2351, dated 8<sup>th</sup> May, 2000).

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- (4) Said Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai and Manjulaben Gordhanbhai released and renounced their share in the Said Land. (Reference: Revenue Entry No. 2352, dated 8<sup>th</sup> May, 2000).
- (5) Said Purshottambhai Khodadas died on 2<sup>nd</sup> October, 2006 and names of Subhadraben widow of Purshottambhai Khodidas, Jashubhai Purshottambhai, Harshadbhai Purshottambhai, and Sushilaben Purshottambhai were entered in the revenue records. (Reference: Revenue Entry No. 2835, dated 19<sup>th</sup> December, 2006).
- (6) Said Sushilaben Purshottambhai released and renounced her share in the Said Land. (Reference: Revenue Entry No. 2838, dated 19<sup>th</sup> December, 2006).
- (7) a) Said Jeeviben widow of Rajinben Maheshbhai, Tuleshbhai Maheshbhai, Ganpatbhai Gordhanbhai, Subhadra Purshottambhai Khodidas, Jashuben Purshottambhai and Harshadbhai Purshottambhai, represented through his Power of Attorney Ganpatbhai Gordhanbhai (male members as self and HUF) sold and conveyed the Said Land to Leelaben Shakrabhai, Bhanuben Shakrabhai, Sarojben Shakrabhai, Ranjanben Shakrabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai by or under a Sale Deed dated 5<sup>th</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5484, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 3085, dated 28<sup>th</sup> December, 2007). As stated in the Sale Deed, the sale is completed for benefit of estate and legal necessity. To support and supplement the Said Sale, Said Jeeviben widow of Gordhanbhai Khodidas and others executed an indemnity bond dated 5<sup>th</sup> November, 2007, registered under Serial No. 5485.
- b) Said Sale is confirmed by (1) Kamuben daughter of Gordhanbhai Khodidas and six others and (2) Dilipbhai Jashubhai Patel (as Self and HUF), and others, by or under two separate Confirmations both dated 5<sup>th</sup>



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November, 2007, attested before Notary Public. (Reference: Copies thereof).

(8) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai both through their Power of Attorney Anilkumar Shakrabhai) sold and conveyed the land admeasuring about 3238 sq.mts out of the Said Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).



(9) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).

(10) Said Bhanuben Shakrabhai Patel, Sarojben Shakrabhai and Ranjanben Shakrabhai conveyed their share admeasuring about 1942.80 sq.mts in the Said Land to Naynaben Anilkumar Patel by or under a Deed of Gift dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7014 in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 5588, dated 29<sup>th</sup> June, 2018).

(11) Accordingly, Said Land was held as follows:

Name	Share (In Block No. 279)
Anilkumar Shakrabhai, Kiritkumar Shakrabhai and Naynaben Anilkumra Patel	3238 sq.mts

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Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3238 sq.mts
<b>Total</b>	<b>6476 sq.mts</b>

- (12) One Kantilal Shankarbai Patel initiated a Special Civil Suit bearing No. 157/06 against aforesaid Purshottamdas Khodidas Patel and others before Hon'ble Civil Court, Ahmedabad (Rural) for specific performances of an Agreement for Sale dated 8<sup>th</sup> January, 1996, registered with the office of Sub-Registrar Assurances, under Serial No. 47, and for other reliefs. Said Suit was disposed pursuant to a compromise pursis filed by and arrived between the Parties on 30<sup>th</sup> October, 2007. The Hon'ble Court has passed an order in respect thereof on 30<sup>th</sup> October, 2007. Said Agreement for Sale is cancelled as per its cancellation dated 1<sup>st</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5363.



(IV) GENERAL:-

- (1) Said M/s. S.D. Construction represented through its authorized partner Hemal Kiritbhai Parikh sold and conveyed the land of Block No. 277 (corresponding to the land of Final Plot No. 38 admeasuring about 7770 sq.mts) to Kavisha AER LLP represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 20<sup>th</sup> October, 2023, registered with the office of Sub Registrar of Assurances, under Sr. No. 25305, in the manner and for the considered recorded therein. (Reference: Revenue Entry No. 7467, dated 20<sup>th</sup> October, 2023). Said Revenue Entry is as on date pending for certification.
- (2) a) Said Anilkumar Shakrabhai Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3085.50 sq.mts out of the land of Block No. 278 admeasuring about 6171 sq.mts (corresponding to Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts) to

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Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23691, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 7438, dated 29<sup>th</sup> September, 2023*). Said Revenue Entry is as on date pending for certification.

b) Said Anilkumar Shakrabhai Patel, Patel Naynaben Anilkumar Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3238 sq.mts out of the land of Block No. 279 admeasuring about 6476 sq.mts (corresponding to Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23692, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 7439, dated 29<sup>th</sup> September, 2023*). Said Revenue Entry is as on date pending for certification.

(3) Said Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel, Payalben Vipulkumar Patel and Dhirubhai T. Patel HUF, represented through its Karta and Manager Dhirubhai T. Patel sold and conveyed the (1) land admeasuring about 3085.50 sq.mts. out of the land of Block No. 278 admeasuring about 6171 sq.mts. (corresponding to Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts.) and (2) land admeasuring about 3238 sq.mts. out of the land Block No. 279 admeasuring about 6476 sq.mts. (corresponding to Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts.) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 5<sup>th</sup> October, 2023, registered with the office of Sub Registrar of Assurances, under Sr. No. 24159, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 7448, dated 5<sup>th</sup> October, 2023*). Said Revenue Entry is as on date pending for certification.

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- (4) Accordingly, Said Kavisha AER LLP have become entitled to the lands of (1) Block No. 277 admeasuring about 12950 sq.mts., (2) Block No. 278 admeasuring about 6171 sq.mts. and (3) Block No. 279 admeasuring about 6476 sq.mts. corresponding to the lands of (1) Final Plot No. 38 admeasuring about 7770 sq.mts., (2) Final Plot No. 39/1 admeasuring about 3703 sq.mts. and (3) Final Plot No. 39/2 admeasuring about 3885 sq.mts. respectively, of Draft Town Planning Scheme No. 1 (Shela).

E. ROC Search:-

- (1) No charges are recorded on the Said Land created by Said Kavisha AER LLP, in the website of the Ministry of Corporate Affairs as per the Search carried out by Maulik Bhavsar & Co, Company Secretaries dated 30<sup>th</sup> October, 2023.

F. Public Notice:-

- (1) As a part of investigation of title, public notice was given in the daily newspaper "Sandesh", dated 11<sup>th</sup> February, 2023 (for Block No. 277) and dated 22<sup>nd</sup> October, 2022 (for Block Nos. 278 and 279) (in the names of then owners) inviting claims, if any, in upon or to the Said Land from any person whomsoever. We had not received any claim/objection in response thereto.

G. 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. We have assumed the documents provided to 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.

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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, the Said Lands has or have not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the Said Land/s or any part thereof is/are subject matter of any pending litigations and/or proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the Said Lands adversely affecting the title thereto.
- (4) Said Lands are given permission for non-agricultural use by the concerned authority as referred to herein above, presumably considering all the relevant factors for the same. We have relied on the same. Further, we have not examined the laws relating to agricultural lands and implications thereof.
- (5) Therefore, we have relied on Declaration-cum-Indemnity on title made by Said Kavisha AER LLP, through its designated partner Rameshbhai Kantibhai Patel on 30<sup>th</sup> October, 2023 attested before Notary Public.
- (6) This Certificate and Report on Title is based on the available searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only for the period of from 30 years. 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 AER LLP to the Lands referred to hereinabove in the manner aforesaid is clear, marketable and free from all encumbrances and reasonable doubt, subject to Town Planning Scheme and Zoning, subject to the terms and conditions of Non Agricultural Use



# H DESAI & CO

ADVOCATES & SOLICITORS  
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Permissions, subject to Certification of aforesaid Revenue Entry Nos. 7438, 7439, 7448 and 7467, subject to Usual Declaration-Cum-Indemnity on Title being made, subject to above devolution on title, disclaimer, our note(s) and observations(s), subject to any other laws, acts, rules and regulations as may be applicable to the Said Lands.

DATED THIS 31<sup>ST</sup> DAY OF OCTOBER, 2023



H. Desai & Co  
ADVOCATES & SOLICITORS

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HHD/KHD/M/A

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Ref: No. 221/2022/HHD/KHD of 2023 Date:

REPORT ON TITLE

Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural Lands for multipurpose use situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, (1) being land admeasuring about 3085.50 sq.mts forming part of Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/1 admeasuring about 6171 sq.mts and Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (2) land admeasuring about 3238 sq.mts forming part of Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/2 admeasuring about 6171 sq.mts and Final Plot No. 39/2, admeasuring about 3885 sq.mts.



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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 1975, prior to more than thirty years from September, 2023. 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.

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A. DESCRIPTION:

- (1) Lands under reference are Non Agricultural Lands for multipurpose use situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, (1) being land admeasuring about 3085.50 sq.mts forming part of Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/1 admeasuring about 6171 sq.mts and Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (2) land admeasuring about 3238 sq.mts forming part of Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/2 admeasuring about 6171 sq.mts and Final Plot No. 39/2, admeasuring about 3885 sq.mts. (Hereinafter collectively referred to as the "Said Lands").
- (2)(a) The Land of Block No. 278 admeasuring about 6171 sq.mts. was given in lieu of the Land of old Survey No. 245/1 admeasuring 1 acres and 21 Gunthas equivalent to 6171 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).
- (b) The Land of Block No. 279 admeasuring about 6476 sq.mts. was given in lieu of the Land of old Survey No. 245/2 admeasuring 1 acres and 25 Gunthas equivalent to 6476 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).
- (3)(a) Said Land of Block No. 278 admeasuring 6171 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamtaltdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).
- (b) Thereafter, Non agricultural permission for multipurpose use with respect to the Said Land of Block no. 278 (of Final Plot admeasuring about 3703) sq.mts. is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6841/07/04/024/2022 as per the



terms and condition stipulated therein. (for Block No. 278). (Reference: Revenue Entry No. 7120, dated 30<sup>th</sup> November, 2022).

- (c) Said Land of Block No. 279 admeasuring 6476 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamtaltdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).
- (d) Thereafter, Non agricultural permission for multipurpose use with respect to the Said of Block No. 279 (of Final Plot admeasuring about 3885) sq.mts. is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6838/07/04/024/2022 as per the terms and condition stipulated therein. (Reference: Revenue Entry No. 7118, dated 30<sup>th</sup> November, 2022).

B. DEVOLUTION:  
FOR BLOCK NO. 278/part:-

- (1) Prior to the year, 1975, Said Land of Block No. 278 admeasuring about 6171 sq.mts ("Said Bigger Land") was registered in the revenue records in the name of to Nathabhai Narandas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 26<sup>th</sup> April, 1964 in Case No. 61. (Reference: Revenue Entry No. 253, dated 20<sup>th</sup> October, 1964).
- (2) Said Nathabhai Narandas died and names of Shakarchand Nathabhai, Kantibhai Nathabhai, Shankarbai Nathabhai, Laxmiben Nathabhai and Manguben Nathabhai were entered in the revenue records. (Reference: Revenue Entry No. 464, dated 25<sup>th</sup> February, 1969).
- (3) Said Laxmiben Nathabhai and Manguben Nathabhai released and renounced their share in the Said Bigger Land. (Reference: Revenue Entry No. 465, dated 25<sup>th</sup> February, 1969).
- (4) Said Shakrabhai Nathabhai died on 22<sup>nd</sup> April, 1987 and names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Shakrabhai, Anilkumar Shakrabhai and



Kiritkumar Shakrabhai were entered in the revenue records. (Reference: Revenue Entry No. 1423, dated 20<sup>th</sup> August, 1987).

- (5) Pursuant to a family partition with respect to the Said Bigger Land and other lands, came in the names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai. (Reference: Revenue Entry No. 1555, dated 23<sup>rd</sup> July, 1997).
- (6) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai both through their Power of Attorney Anilkumar Shakrabhai) sold and conveyed the land admeasuring about 3085.50 sq.mts out of the Said Bigger Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).
- (7) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).
- (8) Said Bhanuben Shakrabhai Patel wife of Mafatlal Patel, Ranjanben Shakrabhai Patel wife of Kanubhai Patel and Sarojben Shakrabhai Patel wife of Maheshwarbhai Patel released and renounced their share (admeasuring about 1851.30 sq.mts.) in the land admeasuring about 3085.50 sq.mts out of the Said Bigger Land in favour of their brother Anilkumar Shakrabhai by or under a Deed of Release dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7012 in the manner recorded therein. (Reference: Revenue Entry No. 5587, dated 29<sup>th</sup> June, 2018).
- (9) Accordingly, Said Bigger Land was held by aforesaid persons as follows:-

Name	Share
Anilkumar Shakrabhai and Kiritkumar Shakrabhai	3085.50 sq.mts



Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3085.50 sq.mts
<b>Total</b>	<b>6171 sq.mts</b>

FOR BLOCK NO. 279/part:-

- (1) Prior to the year, 1975, Said Land of Block/Survey No. 279 admeasuring about 6476 sq.mts ("Said Bigger Land") was registered in the revenue records in the name of to Khodidas Madhavdas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 30<sup>th</sup> April, 1964 in Case No. 5. (Reference: Revenue Entry No. 211, dated 19<sup>th</sup> October, 1964).
- (2) Said Khodidas Madhavdas died on 16<sup>th</sup> February, 1972 and names Purshottamdas Khodidas and Ghordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 520, dated 7<sup>th</sup> March, 1972).
- (3) Said Ghordhanbhai Khodidas died on 30<sup>th</sup> April, 2000 and names of Ganpatbhai Gordhanbhai, Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai, Manjulaben Gordhanbhai, minors Rajnibhai Maheshbhai, Tuleshbhai Maheshbhai represented through their natural guardian Ganpatbhai Gordhanbhai and Jeeviben widow of Gordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 2351, dated 8<sup>th</sup> May, 2000).
- (4) Said Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai, and Manjulaben Gordhanbhai released and renounced their share in the Said Bigger Land. (Reference: Revenue Entry No. 2352, dated 8<sup>th</sup> May, 2000).
- (5) Said Purshottambhai Khodadas died on 2<sup>nd</sup> October, 2006 and names of Subhadraaben widow of Purshottambhai Khodidas, Jashubhai Purshottambhai, Harshadbhai Purshottambhai, and Sushilaben Purshottambhai were entered in the revenue records. (Reference: Revenue Entry No. 2835, dated 19<sup>th</sup> December, 2006).

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- (6) Said Sushilaben Purshottambhai released and renounced her share in the Said Land. (Reference: Revenue Entry No. 2838, dated 19<sup>th</sup> December, 2006).
- (7) a) Said Jeeviben widow of Rajinben Maheshbhai, Tuleshbhai Maheshbhai, Ganpatbhai Gordhanbhai, Subhadra Purshottambhai Khodidas, Jashuben Purshottambhai and Harshadbhai Purshottambhai, represented through his Power of Attorney Ganpatbhai Gordhanbhai (male members as self and HUF) sold and conveyed the Said Bigger Land to Leelaben Shakrabhai, Bhanuben Shakrabhai, Sarojben Shakrabhai, Ranjanben Shakrabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai by or under a Sale Deed dated 5<sup>th</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5484, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 3085, dated 28<sup>th</sup> December, 2007). As stated in the Sale Deed, the sale is completed for benefit of estate and legal necessity. To support and supplement the Said Sale, Said Jeeviben widow of Gordhanbhai Khodidas and others executed an indemnity bond dated 5<sup>th</sup> November, 2007, registered under Serial No. 5485.
- b) Said Sale is confirmed by (1) Kamuben daughter of Gordhanbhai Khodidas and six others and (2) Dilipbhai Jashubhai Patel (as Self and HUF), and others, by or under two separate Confirmations both dated 5<sup>th</sup> November, 2007, attested before Notary Public. (Reference: Copies thereof)
- (8) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai) sold and conveyed the land admeasuring about 3238 sq.mts out of the Said Bigger Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).



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- (9) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).
- (10) Said Bhanuben Shakrabhai Patel, Sarojben Shakrabhai and Ranjanben Shakrabhai conveyed their share admeasuring about 1942.80 sq.mts in the Said Bigger Land to Naynaben Anilkumar Patel by or under a Deed of Gift dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7014 in the manner recorded therein. (Reference: Revenue Entry No. 5588, dated 29<sup>th</sup> June, 2018).
- (11) Accordingly, Said Bigger Land was held by aforesaid persons as follows:-

Name	Share
Anilkumar Shakrabhai, Kiritkumar Shakrabhai and Naynaben Anilkumar Patel	3238 sq.mts
Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3238 sq.mts
<b>Total</b>	<b>6476 sq.mts</b>

- (12) One Kantilal Shankrabhai Patel initiated a Special Civil Suit bearing No. 157/06 against aforesaid Purshottamdas Khodidas Patel and others before Hon'ble Civil Court, Ahmedabad (Rural) for specific performances of an Agreement for Sale dated 8<sup>th</sup> January, 1996, registered with the office of Sub-Registrar Assurances, under Serial No. 47, and for other reliefs. Said Suit was disposed pursuant to a compromise pursis filed by and arrived between the Parties on 30<sup>th</sup> October, 2007. The Hon'ble Court has passed an order in respect thereof on 30<sup>th</sup> October, 2007. Said Agreement for Sale is cancelled as per its cancellation dated 1<sup>st</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5363.

GENERAL:-

- (1) a) Said Anilkumar Shakrabhai Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3080.50 sq.mts out of the land of Block No. 278 admeasuring about 6171 sq.mts (corresponding

to Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23691, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 7438, dated 29<sup>th</sup> September, 2023). Said Revenue Entry is as on date pending for certification.

b) Said Anilkumar Shakrabhai Patel, Patel Naynaben Anilkumar Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3238 sq.mts out of the land of Block No. 279 admeasuring about 6476 sq.mts (corresponding to Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23692, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 7439, dated 29<sup>th</sup> September, 2023). Said Revenue Entry is as on date pending for certification.

(2) Accordingly, Said Kavisha AER LLP have become entitle to the lands of Block No. 278/part admeasuring about 3080.50 sq.mts and Block No. 279/part admeasuring about 3238 sq.mts. corresponding to the lands of Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts and Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts respectively, of Draft Town Planning Scheme No. 1 (Shela).

C. PUBLIC NOTICE:

(1) As a part of investigation of title, public notice was given in the daily newspaper "Sandesh", dated 22<sup>nd</sup> October, 2022 (in the names of previous owners) inviting claims, if any, in upon or to the Said Land from any person whomsoever. We have not received any claim/objection in response thereto.

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D. 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. We have assumed the documents provided to 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) 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 above any order, decree, attachment 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 given permission for non-agricultural use. Therefore, we have not examined the laws relating to agricultural lands and implications thereof.
- (5) This Certificate and Report on Title is based on the available searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only for the period of from 30 years from September, 2023. However, where possible we have endeavored to ascertain the title beyond such period of 30 years. We disclaim any liability in respect thereof.



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IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the Opinion that the Title of KAVISHA AER LLP to the Lands of Block No. 278/part and Block No. 279/part referred to hereinabove in the manner aforesaid is clear and free from all encumbrances and reasonable doubt, subject to Town Planning Scheme and Zoning, subject to the terms and conditions of Non Agricultural Permissions, subject to Certification of Revenue Entry Nos. 7438 and 7439, subject to Usual Declaration-Cum-Indemnity on Title being made, subject to above devolution on title, our note(s) and observations(s), subject to any other laws, acts, rules and regulations as may be applicable to the Said Lands.

DATED THIS 30<sup>th</sup> DAY OF SEPTEMBER, 2023



H. Desai & Co  
ADVOCATES & SOLICITORS

221ce.22(278 & 279 Combined)  
HHD/KHD/A

B.J. MEHTA  
H.H. DESAI  
K.H. DESAI  
D.S. MEHTA

S.A. JOSHI

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Ref: No. 221/2022/HHD/KHD of 2023

Date:

REPORT ON TITLE



Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural Lands situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing (1) Block No. 277, admeasuring about 12950 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 38, admeasuring about 7770 sq.mts., (2) Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (3) Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/2, admeasuring about 3885 sq.mts.

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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.

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A. Description:-

(1) The properties under reference are Non Agricultural Lands situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing (1) Block No. 277, admeasuring about 12950 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 38, admeasuring about 7770 sq.mts., (2) Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (3) Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 39/2, admeasuring about 3885 sq.mts. (Hereinafter referred to as the "Said Lands").



(2)(a) The Land of Block No. 277 admeasuring about 12950 sq.mts. is allotted in lieu of Old Survey No. 244 admeasuring 3 acres and 8 Gunthas upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).

(b) The Land of Block No. 278 admeasuring about 6171sq.mts. was given lieu of the Land of old Survey No. 245/1 admeasuring 1 acres and 21 Gunthas equivalent to 6171 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).

(c) The Land of Block No. 279 admeasuring about 6476 sq.mts. was given lieu of the Land of old Survey No. 245/2 admeasuring 1 acres and 25 Gunthas equivalent to 6476 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).

(3) (a) Said Land of Block No. 277 admeasuring 12950 sq.mts was given Non-Agricultural permission for residential use as per the order of District Development Officer, Ahmedabad dated 19<sup>th</sup> September, 2008 bearing No. MSL/BKHP/S.R./195/Vashi.2858-64/08, as per the terms and

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conditions stipulated therein. (Reference: Revenue Entry No. 3309, dated 10<sup>th</sup> October, 2008).

(b) Thereafter, Non agricultural permission for multipurpose use (with respect to the Land of Final Plot No. 38 admeasuring about 7770 sq.mts) is given as per the order of Collector dated 30/11/2022 bearing No. 6840/07/04/024/2022, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 7119, dated 30<sup>th</sup> November, 2022).



(4)(a) Said Land of Block No. 278 admeasuring 6171 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamlatdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).

(b) Thereafter, Non agricultural permission for multipurpose use (with respect to the Said Land of Final Plot admeasuring about 3703 sq.mts.) is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6841/07/04/024/2022 as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 7120, dated 30<sup>th</sup> November, 2022).

(5)(a) Said Land of Block No. 279 admeasuring 6476 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamlatdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).

(b) Thereafter, Nonagricultural permission for multipurpose use (with respect to the Said Land of Final Plot admeasuring about 3885 sq.mts.) is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6838/07/04/024/2022 as per the terms and conditions

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stipulated therein. (Reference: Revenue Entry No. 7118, dated 30<sup>th</sup> November, 2022).

C. Title Holder:-

- (1) Kavisha AER LLP, a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having LLP identification No. AAX-3168 and having its office at Kavisha Corporate Campus, S.P. Ring Road, Ambli, Ahmedabad-380 058.



D. Devolution:-

(I) FOR BLOCK NO. 277:-

- (1) Much prior to the year, 1975, Said Land was registered in the revenue records in the name of Chaganbhai Asharam. Said Land was allotted to him under the provisions of Gujarat Tenancy and Agricultural Lands Act, 1948, upon payment of amount of 6 pat in respect thereof. (Reference: Revenue Entry No.226, dated 19<sup>th</sup> October, 1964).
- (2) Said Chaganbhai Asharam sold and conveyed the Said Land to Thakor Mohanji Maganji, by or under Sale Deed dated 31<sup>st</sup> May, 1965. registered with the office of Sub- Registrar of Assurances, under Serial No. 4918, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No.450, dated 08<sup>th</sup> December, 1966).
- (3) Said Mohanji Maganji died and names of Somaji Mohanji, Shankaji Mohanji and Mangaji Mohanji were entered in the revenue records. (Reference: Revenue Entry No. 526, dated 10<sup>th</sup> April, 1972). Said Mohanji Mangaji had a daughter namely Maniben Mohanji her heirs executed confirmation as referred in clause D. (I) (7) hereinbelow.
- (4) Said Somaji Mohanji died on 9<sup>th</sup> November, 2000 and names of Nagjibhai Somaji, Vishaji Somaji, Babiben widow of Vaghjibhai Somaji and Meruji Vaghji were entered in the revenue records. (Reference: Revenue Entry No. 2412, dated 04<sup>th</sup> April, 2002).

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(5)(a) Said Shankaji Mohanji, Managaji Mohaji Nagjibhai Somaji, Vishaji Somaji, Babiben widow of Vaghjibhai Somaji and Meruji Vaghji sold and conveyed the Said Land to Gitaben Rameshbhai Dobariya and Hanshaben Rameshbhai Patel by or under Sale Deed dated 22<sup>th</sup> April, 2008 registered with the office of Sub-Registrar of Assurances, under Serial No. 3055 in the manner and for the consideration stated therein. (Reference: Revenue Entry No. 3194, dated 14<sup>th</sup> May, 2008). As stated in the Said Sale Deed, the Sale is completed for the benefit of estate and legal necessity.



(b) Prior to aforesaid sale, Said Shankaji Mohanji and others executed an Agreement for Sale in favour of Said Gitaben Rameshbhai Dobariya and another dated 28<sup>th</sup> December, 2017, registered with the office of Sub-Registrar of Assurances, under Serial No. 6294.

(6) Heirs of aforesaid Maniben daughter of Mohanji Maganji initiated a civil suit being Regular Civil Suit bearing No. 137 of 2019, before the Hon'ble Civil Court at Sanand, Ahemdabad, inter alia praying for partition to the extent of 1/4<sup>th</sup> share in the Said Land and for other reliefs. However, the Said Suit is unconditionally withdrawn and thereby dismissed as per the Order of the Hon'ble court dated 25<sup>th</sup> August, 2020.

(7) Heirs of deceased Maniben Mohanji confirmed the ownership of Said Gitaben Rameshbhai and another, being the (then) owners of the Said Land by or under Deeds of Confirmation/Declaration dated 26<sup>th</sup> September, 2020, registered with the office of Sub-Registrar of Assurances, under Serial Nos. 5787 and 5790 on dated 28<sup>th</sup> February, 2020 and 03<sup>rd</sup> September, 2020 registered with the office of Sub-Registrar of Assurances, under Serial No. 6250.

(8) Heirs of aforesaid Maniben daughter of Mohanji had filed an appeal before Deputy Collector, Sanand Prant, Ahmedabad bearing No. R.T.S/Appeal No. 407/2019, challenging aforesaid Revenue Entry No. 526 and 3194. However, pursuant to withdrawal and pursis, Said appeal

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was dismissed as per the order dated 7<sup>th</sup> August, 2020. (Reference: Revenue Entry No. 6319, dated 14<sup>th</sup> September, 2020).

- (9) Said Gitaben Rameshbhai Dobariya and Hansben Rameshbhai Patel old and conveyed Said Land to M/s S.D. Construction, a Partnership Firm by or under Sale Deed dated 21<sup>st</sup> September, 2020 registered with the office of Sub-Registrar of Assurances, under Serial No. 6912 in the manner and for the consideration stated therein. (Reference: Revenue Entry No. 6350, dated 09<sup>th</sup> October, 2020).



- (10) Accordingly, Said Land was held by M/s. S.D. Construction, a Partnership Firm.

(II) FOR BLOCK NO. 278:-

- (1) Prior to the year, 1975, Said Land of Block No. 278 admeasuring about 6171 sq.mts was registered in the revenue records in the name of to Nathabhai Narandas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 26<sup>th</sup> April, 1964 in Case No. 61. (Reference: Revenue Entry No. 253, dated 20<sup>th</sup> October, 1964).

- (2) Said Nathabhai Narandas died and names of Shakarchand Nathabhai, Kantibhai Nathabhai, Shankarbhai Nathabhai, Laxmiben Nathabhai and Manguben Nathabhai were entered in the revenue records. (Reference: Revenue Entry No. 464, dated 25<sup>th</sup> February, 1969).

- (3) Said Laxmiben Nathabhai and Manguben Nathabhai released and renounced their share in the Said Land. (Reference: Revenue Entry No. 465, dated 25<sup>th</sup> February, 1969).

- (4) Said Shakrabhai Nathabhai died on 22<sup>nd</sup> April, 1987 and names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Shakrabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai were entered in the revenue records. (Reference: Revenue Entry No. 1423, dated 20<sup>th</sup> August, 1987).

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- (5) Pursuant to a family partition with respect to the Said Land and other lands, came in the names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai. (Reference: Revenue Entry No. 1555, dated 23<sup>rd</sup> July, 1997).
- (6) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai both through their Power of Attorney Anilkumar Shakrabhai) sold and conveyed the land admeasuring about 3085.50 sq.mts out of the Said Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).
- (7) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).
- (8) Said Bhanuben Shakrabhai Patel wife of Mafatlal Patel, Ranjanben Shakrabhai Patel wife of Kanubhai Patel and Sarojben Shakrabhai Patel wife of Maheshwarbhai Patel released and renounced their share (admeasuring about 1851.30 sq.mts.) in the land admeasuring about 3085.50 sq.mts out of the Said Land in favour of their brother Anilkumar Shakrabhai by or under a Deed of Release dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7012 in the manner recorded therein. (Reference: Revenue Entry No. 5587, dated 29<sup>th</sup> June, 2018).
- (9) Accordingly, Said Land was held as follows: B.



Name	Share (in Block No. 278)
Anilkumar Shakrabhai and Kiritkumar Shakrabhai	3085.50 sq.mts
Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3085.50 sq.mts
<b>Total</b>	<b>6171 sq.mts</b>



(III) FOR BLOCK NO. 279:-

- (1) Prior to the year, 1975, Said Land of Block/Survey No. 279 admeasuring about 6476 sq.mts. was registered in the revenue records in the name of to Khodidas Madhavdas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 30<sup>th</sup> April, 1964 in Case No. 5. (Reference: Revenue Entry No. 211, dated 19<sup>th</sup> October, 1964).
- (2) Said Khodidas Madhavdas died on 16<sup>th</sup> February, 1972 and names Purshottamdas Khodidas and Ghordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 520, dated 7<sup>th</sup> March, 1972).
- (3) Said Ghordhanbhai Khodidas died on 30<sup>th</sup> April, 2000 and names of Ganpatbhai Gordhanbhai, Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai, Manjulaben Gordhanbhai, minors Rajnibhai Maheshbhai, Tuleshbhai Maheshbhai represented through their natural guardian Ganpatbhai Gordhanbhai and Jeeviben widow of Gordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 2351, dated 8<sup>th</sup> May, 2000).

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- (4) Said Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai and Manjulaben Gordhanbhai released and renounced their share in the Said Land. (Reference: Revenue Entry No. 2352, dated 8<sup>th</sup> May, 2000).
- (5) Said Purshottambhai Khodadas died on 2<sup>nd</sup> October, 2006 and names of Subhadraaben widow of Purshottambhai Khodidas, Jashubhai Purshottambhai, Harshadbhai Purshottambhai, and Sushilaben Purshottambhai were entered in the revenue records. (Reference: Revenue Entry No. 2835, dated 19<sup>th</sup> December, 2006).
- (6) Said Sushilaben Purshottambhai released and renounced her share in the Said Land. (Reference: Revenue Entry No. 2838, dated 19<sup>th</sup> December, 2006).
- (7) a) Said Jeeviben widow of Rajinben Maheshbhai, Tuleshbhai Maheshbhai, Ganpatbhai Gordhanbhai, Subhadra Purshottambhai Khodidas, Jashuben Purshottambhai and Harshadbhai Purshottambhai, represented through his Power of Attorney Ganpatbhai Gordhanbhai (male members as self and HUF) sold and conveyed the Said Land to Leelaben Shakrabhai, Bhanuben Shakrabhai, Sarojben Shakrabhai, Ranjanben Shakrabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai by or under a Sale Deed dated 5<sup>th</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5484, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 3085, dated 28<sup>th</sup> December, 2007). As stated in the Sale Deed, the sale is completed for benefit of estate and legal necessity. To support and supplement the Said Sale, Said Jeeviben widow of Gordhanbhai Khodidas and others executed an indemnity bond dated 5<sup>th</sup> November, 2007, registered under Serial No. 5485.
- b) Said Sale is confirmed by (1) Kamuben daughter of Gordhanbhai Khodidas and six others and (2) Dilipbhai Jashubhai Patel (as Self and HUF), and others, by or under two separate Confirmations both dated 5<sup>th</sup>



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November, 2007, attested before Notary Public. (Reference: Copies thereof).

(8) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai both through their Power of Attorney Anilkumar Shakrabhai) sold and conveyed the land admeasuring about 3238 sq.mts out of the Said Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).



(9) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).

(10) Said Bhanuben Shakrabhai Patel, Sarojben Shakrabhai and Ranjanben Shakrabhai conveyed their share admeasuring about 1942.80 sq.mts in the Said Land to Naynaben Anilkumar Patel by or under a Deed of Gift dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7014 in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 5588, dated 29<sup>th</sup> June, 2018).

(11) Accordingly, Said Land was held as follows:

Name	Share (In Block No. 279)
Anilkumar Shakrabhai, Kiritkumar Shakrabhai and Naynaben Anilkumra Patel	3238 sq.mts

21.

Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3238 sq.mts
<b>Total</b>	<b>6476 sq.mts</b>

- (12) One Kantilal Shankarbai Patel initiated a Special Civil Suit bearing No. 157/06 against aforesaid Purshottamdas Khodidas Patel and others before Hon'ble Civil Court, Ahmedabad (Rural) for specific performances of an Agreement for Sale dated 8<sup>th</sup> January, 1996, registered with the office of Sub-Registrar Assurances, under Serial No. 47, and for other reliefs. Said Suit was disposed pursuant to a compromise pursis filed by and arrived between the Parties on 30<sup>th</sup> October, 2007. The Hon'ble Court has passed an order in respect thereof on 30<sup>th</sup> October, 2007. Said Agreement for Sale is cancelled as per its cancellation dated 1<sup>st</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5363.



(IV) GENERAL:-

- (1) Said M/s. S.D. Construction represented through its authorized partner Hemal Kiritbhai Parikh sold and conveyed the land of Block No. 277 (corresponding to the land of Final Plot No. 38 admeasuring about 7770 sq.mts) to Kavisha AER LLP represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 20<sup>th</sup> October, 2023, registered with the office of Sub Registrar of Assurances, under Sr. No. 25305, in the manner and for the considered recorded therein. (Reference: Revenue Entry No. 7467, dated 20<sup>th</sup> October, 2023). Said Revenue Entry is as on date pending for certification.
- (2) a) Said Anilkumar Shakrabhai Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3085.50 sq.mts out of the land of Block No. 278 admeasuring about 6171 sq.mts (corresponding to Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts) to

BA.

Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23691, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 7438, dated 29<sup>th</sup> September, 2023*). Said Revenue Entry is as on date pending for certification.

b) Said Anilkumar Shakrabhai Patel, Patel Naynaben Anilkumar Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3238 sq.mts out of the land of Block No. 279 admeasuring about 6476 sq.mts (corresponding to Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23692, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 7439, dated 29<sup>th</sup> September, 2023*). Said Revenue Entry is as on date pending for certification.

(3) Said Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel, Payalben Vipulkumar Patel and Dhirubhai T. Patel HUF, represented through its Karta and Manager Dhirubhai T. Patel sold and conveyed the (1) land admeasuring about 3085.50 sq.mts. out of the land of Block No. 278 admeasuring about 6171 sq.mts. (corresponding to Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts.) and (2) land admeasuring about 3238 sq.mts. out of the land Block No. 279 admeasuring about 6476 sq.mts. (corresponding to Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts.) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 5<sup>th</sup> October, 2023, registered with the office of Sub Registrar of Assurances, under Sr. No. 24159, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 7448, dated 5<sup>th</sup> October, 2023*). Said Revenue Entry is as on date pending for certification.

*DA.*

- (4) Accordingly, Said Kavisha AER LLP have become entitled to the lands of (1) Block No. 277 admeasuring about 12950 sq.mts., (2) Block No. 278 admeasuring about 6171 sq.mts. and (3) Block No. 279 admeasuring about 6476 sq.mts. corresponding to the lands of (1) Final Plot No. 38 admeasuring about 7770 sq.mts., (2) Final Plot No. 39/1 admeasuring about 3703 sq.mts. and (3) Final Plot No. 39/2 admeasuring about 3885 sq.mts. respectively, of Draft Town Planning Scheme No. 1 (Shela).

E. ROC Search:-

- (1) No charges are recorded on the Said Land created by Said Kavisha AER LLP, in the website of the Ministry of Corporate Affairs as per the Search carried out by Maulik Bhavsar & Co, Company Secretaries dated 30<sup>th</sup> October, 2023.

F. Public Notice:-

- (1) As a part of investigation of title, public notice was given in the daily newspaper "Sandesh", dated 11<sup>th</sup> February, 2023 (for Block No. 277) and dated 22<sup>nd</sup> October, 2022 (for Block Nos. 278 and 279) (in the names of then owners) inviting claims, if any, in upon or to the Said Land from any person whomsoever. We had not received any claim/objection in response thereto.

G. 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. We have assumed the documents provided to 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.

DA.

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, the Said Lands has or have not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the Said Land/s or any part thereof is/are subject matter of any pending litigations and/or proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the Said Lands adversely affecting the title thereto.
- (4) Said Lands are given permission for non-agricultural use by the concerned authority as referred to herein above, presumably considering all the relevant factors for the same. We have relied on the same. Further, we have not examined the laws relating to agricultural lands and implications thereof.
- (5) Therefore, we have relied on Declaration-cum-Indemnity on title made by Said Kavisha AER LLP, through its designated partner Rameshbhai Kantibhai Patel on 30<sup>th</sup> October, 2023 attested before Notary Public.
- (6) This Certificate and Report on Title is based on the available searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only for the period of from 30 years. 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 AER LLP to the Lands referred to hereinabove in the manner aforesaid is clear, marketable and free from all encumbrances and reasonable doubt, subject to Town Planning Scheme and Zoning, subject to the terms and conditions of Non Agricultural Use



# H DESAI & CO

ADVOCATES & SOLICITORS  
EST. 1968

Permissions, subject to Certification of aforesaid Revenue Entry Nos. 7438, 7439, 7448 and 7467, subject to Usual Declaration-Cum-Indemnity on Title being made, subject to above devolution on title, disclaimer, our note(s) and observations(s), subject to any other laws, acts, rules and regulations as may be applicable to the Said Lands.

DATED THIS 31<sup>ST</sup> DAY OF OCTOBER, 2023



H. Desai & Co  
ADVOCATES & SOLICITORS

221ce.22 (277-278-279-Combined)  
HHD/KHD/M/A

B.J. MEHTA  
H.H. DESAI  
K.H. DESAI  
D.S. MEHTA

S.A. JOSHI

202, Titanium One  
Nr. Rajpath Club, S.G. Highway  
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Ref: No. 221/2022/HHD/KHD of 2023 Date:

REPORT ON TITLE

Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural Lands for multipurpose use situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, (1) being land admeasuring about 3085.50 sq.mts forming part of Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/1 admeasuring about 6171 sq.mts and Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (2) land admeasuring about 3238 sq.mts forming part of Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/2 admeasuring about 6171 sq.mts and Final Plot No. 39/2, admeasuring about 3885 sq.mts.

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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 1975, prior to more than thirty years from September, 2023. 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.

DA.

A. DESCRIPTION:

- (1) Lands under reference are Non Agricultural Lands for multipurpose use situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, (1) being land admeasuring about 3085.50 sq.mts forming part of Block No. 278, admeasuring about 6171 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/1 admeasuring about 6171 sq.mts and Final Plot No. 39/1, admeasuring about 3703 sq.mts. and (2) land admeasuring about 3238 sq.mts forming part of Block No. 279, admeasuring about 6476 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Original Plot No. 39/2 admeasuring about 6171 sq.mts and Final Plot No. 39/2, admeasuring about 3885 sq.mts. (Hereinafter collectively referred to as the "Said Lands").
- (2)(a) The Land of Block No. 278 admeasuring about 6171 sq.mts. was given in lieu of the Land of old Survey No. 245/1 admeasuring 1 acres and 21 Gunthas equivalent to 6171 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).
- (b) The Land of Block No. 279 admeasuring about 6476 sq.mts. was given in lieu of the Land of old Survey No. 245/2 admeasuring 1 acres and 25 Gunthas equivalent to 6476 sq.mts upon implementation of scheme of consolidation in the revenue village Shela by the Government. (Reference: Revenue Entry No. 715).
- (3)(a) Said Land of Block No. 278 admeasuring 6171 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamtaltdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).
- (b) Thereafter, Non agricultural permission for multipurpose use with respect to the Said Land of Block no. 278 (of Final Plot admeasuring about 3703) sq.mts. is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6841/07/04/024/2022 as per the



terms and condition stipulated therein. (for Block No. 278). (Reference: Revenue Entry No. 7120, dated 30<sup>th</sup> November, 2022).

- (c) Said Land of Block No. 279 admeasuring 6476 sq.mts was given Non-Agricultural permission for residential use as per the order of District Collector Mamtaltdar, Ahmedabad dated 28<sup>th</sup> April, 2008 bearing No. MSL/BKHP/S.R.-79/Vashi.886.2891, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 3416, dated 1<sup>st</sup> July, 2009).
- (d) Thereafter, Non agricultural permission for multipurpose use with respect to the Said of Block No. 279 (of Final Plot admeasuring about 3885) sq.mts. is given as per the order of Collector, Ahmedabad dated 30<sup>th</sup> November, 2022 bearing No. 6838/07/04/024/2022 as per the terms and condition stipulated therein. (Reference: Revenue Entry No. 7118, dated 30<sup>th</sup> November, 2022).

B. DEVOLUTION:  
FOR BLOCK NO. 278/part:-

- (1) Prior to the year, 1975, Said Land of Block No. 278 admeasuring about 6171 sq.mts ("Said Bigger Land") was registered in the revenue records in the name of to Nathabhai Narandas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 26<sup>th</sup> April, 1964 in Case No. 61. (Reference: Revenue Entry No. 253, dated 20<sup>th</sup> October, 1964).
- (2) Said Nathabhai Narandas died and names of Shakarchand Nathabhai, Kantibhai Nathabhai, Shankarbai Nathabhai, Laxmiben Nathabhai and Manguben Nathabhai were entered in the revenue records. (Reference: Revenue Entry No. 464, dated 25<sup>th</sup> February, 1969).
- (3) Said Laxmiben Nathabhai and Manguben Nathabhai released and renounced their share in the Said Bigger Land. (Reference: Revenue Entry No. 465, dated 25<sup>th</sup> February, 1969).
- (4) Said Shakrabhai Nathabhai died on 22<sup>nd</sup> April, 1987 and names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Shakrabhai, Anilkumar Shakrabhai and



Kiritkumar Shakrabhai were entered in the revenue records. (Reference: Revenue Entry No. 1423, dated 20<sup>th</sup> August, 1987).

- (5) Pursuant to a family partition with respect to the Said Bigger Land and other lands, came in the names of Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai. (Reference: Revenue Entry No. 1555, dated 23<sup>rd</sup> July, 1997).
- (6) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai both through their Power of Attorney Anilkumar Shakrabhai) sold and conveyed the land admeasuring about 3085.50 sq.mts out of the Said Bigger Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).
- (7) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).
- (8) Said Bhanuben Shakrabhai Patel wife of Mafatlal Patel, Ranjanben Shakrabhai Patel wife of Kanubhai Patel and Sarojben Shakrabhai Patel wife of Maheshwarbhai Patel released and renounced their share (admeasuring about 1851.30 sq.mts.) in the land admeasuring about 3085.50 sq.mts out of the Said Bigger Land in favour of their brother Anilkumar Shakrabhai by or under a Deed of Release dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7012 in the manner recorded therein. (Reference: Revenue Entry No. 5587, dated 29<sup>th</sup> June, 2018).
- (9) Accordingly, Said Bigger Land was held by aforesaid persons as follows:-

Name	Share
Anilkumar Shakrabhai and Kiritkumar Shakrabhai	3085.50 sq.mts



Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3085.50 sq.mts
<b>Total</b>	<b>6171 sq.mts</b>

FOR BLOCK NO. 279/part:-

- (1) Prior to the year, 1975, Said Land of Block/Survey No. 279 admeasuring about 6476 sq.mts ("Said Bigger Land") was registered in the revenue records in the name of to Khodidas Madhavdas, allotted to him under the provisions of the Taluqadari Act upon payment of amounts towards Kabjahakk under the order of Agricultural Land Tribunal dated 30<sup>th</sup> April, 1964 in Case No. 5. (Reference: Revenue Entry No. 211, dated 19<sup>th</sup> October, 1964).
- (2) Said Khodidas Madhavdas died on 16<sup>th</sup> February, 1972 and names Purshottamdas Khodidas and Ghordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 520, dated 7<sup>th</sup> March, 1972).
- (3) Said Ghordhanbhai Khodidas died on 30<sup>th</sup> April, 2000 and names of Ganpatbhai Gordhanbhai, Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai, Manjulaben Gordhanbhai, minors Rajnibhai Maheshbhai, Tuleshbhai Maheshbhai represented through their natural guardian Ganpatbhai Gordhanbhai and Jeeviben widow of Gordhanbhai Khodidas were entered in the revenue records. (Reference: Revenue Entry No. 2351, dated 8<sup>th</sup> May, 2000).
- (4) Said Kamuben Gordhanbhai, Anandiben Gordhanbhai, Ramilaben Gordhanbhai, Kailashben Gordhanbhai, and Manjulaben Gordhanbhai released and renounced their share in the Said Bigger Land. (Reference: Revenue Entry No. 2352, dated 8<sup>th</sup> May, 2000).
- (5) Said Purshottambhai Khodadas died on 2<sup>nd</sup> October, 2006 and names of Subhadraaben widow of Purshottambhai Khodidas, Jashubhai Purshottambhai, Harshadbhai Purshottambhai, and Sushilaben Purshottambhai were entered in the revenue records. (Reference: Revenue Entry No. 2835, dated 19<sup>th</sup> December, 2006).

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- (6) Said Sushilaben Purshottambhai released and renounced her share in the Said Land. (Reference: Revenue Entry No. 2838, dated 19<sup>th</sup> December, 2006).
- (7) a) Said Jeeviben widow of Rajinben Maheshbhai, Tuleshbhai Maheshbhai, Ganpatbhai Gordhanbhai, Subhadra Purshottambhai Khodidas, Jashuben Purshottambhai and Harshadbhai Purshottambhai, represented through his Power of Attorney Ganpatbhai Gordhanbhai (male members as self and HUF) sold and conveyed the Said Bigger Land to Leelaben Shakrabhai, Bhanuben Shakrabhai, Sarojben Shakrabhai, Ranjanben Shakrabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai by or under a Sale Deed dated 5<sup>th</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5484, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 3085, dated 28<sup>th</sup> December, 2007). As stated in the Sale Deed, the sale is completed for benefit of estate and legal necessity. To support and supplement the Said Sale, Said Jeeviben widow of Gordhanbhai Khodidas and others executed an indemnity bond dated 5<sup>th</sup> November, 2007, registered under Serial No. 5485.
- b) Said Sale is confirmed by (1) Kamuben daughter of Gordhanbhai Khodidas and six others and (2) Dilipbhai Jashubhai Patel (as Self and HUF), and others, by or under two separate Confirmations both dated 5<sup>th</sup> November, 2007, attested before Notary Public. (Reference: Copies thereof)
- (8) Said Lilaben widow of Shakrabhai Nathabhai, Bhanuben Shakrabhai, Ranjanben Shakrabhai, Sarojben Nathabhai, Anilkumar Shakrabhai and Kiritkumar Shakrabhai (Lilaben Shakrabhai and Kiritkumar Shakrabhai) sold and conveyed the land admeasuring about 3238 sq.mts out of the Said Bigger Land to Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel, by or under a Sale Deed dated 23<sup>rd</sup> March, 2012 registered with the office of Sub-Registrar Assurances, under Serial No. 1750, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4389, dated 30<sup>th</sup> November, 2012).



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- (9) Said Lilaben Shakrabhai died on 30<sup>th</sup> September, 2014 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 4846, dated 5<sup>th</sup> November, 2015).
- (10) Said Bhanuben Shakrabhai Patel, Sarojben Shakrabhai and Ranjanben Shakrabhai conveyed their share admeasuring about 1942.80 sq.mts in the Said Bigger Land to Naynaben Anilkumar Patel by or under a Deed of Gift dated 6<sup>th</sup> June, 2018, registered with the office of Sub-Registrar Assurances, under Serial No. 7014 in the manner recorded therein. (Reference: Revenue Entry No. 5588, dated 29<sup>th</sup> June, 2018).
- (11) Accordingly, Said Bigger Land was held by aforesaid persons as follows:-

Name	Share
Anilkumar Shakrabhai, Kiritkumar Shakrabhai and Naynaben Anilkumar Patel	3238 sq.mts
Dhirubhai T. Patel HUF, Kantaben Dhirubhai Patel, Vipul Dhirubhai Patel and Payalben Vipulkumar Patel	3238 sq.mts
<b>Total</b>	<b>6476 sq.mts</b>

- (12) One Kantilal Shankrabhai Patel initiated a Special Civil Suit bearing No. 157/06 against aforesaid Purshottamdas Khodidas Patel and others before Hon'ble Civil Court, Ahmedabad (Rural) for specific performances of an Agreement for Sale dated 8<sup>th</sup> January, 1996, registered with the office of Sub-Registrar Assurances, under Serial No. 47, and for other reliefs. Said Suit was disposed pursuant to a compromise pursis filed by and arrived between the Parties on 30<sup>th</sup> October, 2007. The Hon'ble Court has passed an order in respect thereof on 30<sup>th</sup> October, 2007. Said Agreement for Sale is cancelled as per its cancellation dated 1<sup>st</sup> November, 2007, registered with the office of Sub-Registrar Assurances, under Serial No. 5363.

GENERAL:-

- (1) a) Said Anilkumar Shakrabhai Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3080.50 sq.mts out of the land of Block No. 278 admeasuring about 6171 sq.mts (corresponding

to Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23691, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 7438, dated 29<sup>th</sup> September, 2023). Said Revenue Entry is as on date pending for certification.

- b) Said Anilkumar Shakrabhai Patel, Patel Naynaben Anilkumar Patel and Kiritkumar Shakrabhai Patel sold and conveyed the Land admeasuring about 3238 sq.mts out of the land of Block No. 279 admeasuring about 6476 sq.mts (corresponding to Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts) to Kavisha AER LLP, represented through its Designated/Authorised Partner Rameshbhai Kantibhai Patel, by or under a Sale Deed dated 29<sup>th</sup> September, 2023, registered with the office of Sub Registrar of Assurances, under Serial No. 23692, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 7439, dated 29<sup>th</sup> September, 2023). Said Revenue Entry is as on date pending for certification.

- (2) Accordingly, Said Kavisha AER LLP have become entitle to the lands of Block No. 278/part admeasuring about 3080.50 sq.mts and Block No. 279/part admeasuring about 3238 sq.mts. corresponding to the lands of Final Plot No. 39/1/part admeasuring about 1851.50 sq.mts and Final Plot No. 39/2/part admeasuring about 1942.50 sq.mts respectively, of Draft Town Planning Scheme No. 1 (Shela).

C. PUBLIC NOTICE:

- (1) As a part of investigation of title, public notice was given in the daily newspaper "Sandesh", dated 22<sup>nd</sup> October, 2022 (in the names of previous owners) inviting claims, if any, in upon or to the Said Land from any person whomsoever. We have not received any claim/objection in response thereto.

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D. 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. We have assumed the documents provided to 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) 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 above any order, decree, attachment 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 given permission for non-agricultural use. Therefore, we have not examined the laws relating to agricultural lands and implications thereof.
- (5) This Certificate and Report on Title is based on the available searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only for the period of from 30 years from September, 2023. However, where possible we have endeavored to ascertain the title beyond such period of 30 years. We disclaim any liability in respect thereof.



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IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the Opinion that the Title of KAVISHA AER LLP to the Lands of Block No. 278/part and Block No. 279/part referred to hereinabove in the manner aforesaid is clear and free from all encumbrances and reasonable doubt, subject to Town Planning Scheme and Zoning, subject to the terms and conditions of Non Agricultural Permissions, subject to Certification of Revenue Entry Nos. 7438 and 7439, subject to Usual Declaration-Cum-Indemnity on Title being made, subject to above devolution on title, our note(s) and observations(s), subject to any other laws, acts, rules and regulations as may be applicable to the Said Lands.

DATED THIS 30<sup>th</sup> DAY OF SEPTEMBER, 2023



H. Desai & Co  
ADVOCATES & SOLICITORS

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