

H. DESAI AND COMPANY
ADVOCATES AND SOLICITORS

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Ref. No. 27/2017/ABD/268 of 2018

Date: 22/11/2018

To

KGB BUILDCON LLP, a Limited Liability
Partnership Firm,
Office: 401 Harvi Complex, Subhashchowk,
Memnagar,
Ahmedabad.

Re: IN THE MATTER OF INVESTIGATION OF TITLE to
the Land situate, lying and being at Chandkheda
(sim), Taluka Sabarmati, in the Registration District
Ahmedabad and Sub District Ahmedabad- 2
(Wadaj), bearing (1) Survey No. 201/2/1 (old
Survey No. 201/part), admeasuring about 2973
sq.mts. and (2) Survey No. 209, admeasuring about
8397 sq.mts., totally admeasuring about 11370
sq.mts., of Entire Land i.e. 12006 sq.mts., (201/part,
3609 sq.mts. + 209, 8397 sq.mts.), included in Town
Planning Scheme No. 76/B and allotted Final Plot
No. 285/1, admeasuring about 4295 sq.mts. and
285/2, admeasuring about 2527 sq.mts. The title is
of land of Final Plot No. 285/1, admeasuring about
4295 sq.mts.

Dear Sirs,

We refer to the instructions of Rameshbhai Bhaichandbhai
Prajapati, to verify the title to the lands above referred to, by taking

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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 1970, prior to more than thirty years. For detailed facts and particulars reference may be taken from the documents, papers, writings and records referred to herein below. Our Report on Title is as follows.

1. WITH RESPECT TO SURVEY NO. 201/2/1, ADMEASURING ABOUT 2973 SQ.MTS..

A. Description:

The land of Survey No. 201/2/1, admeasuring about 2973 sq.mts. (hereinafter referred to as the "Said Land") . On perusal of Revenue Record the said land is shown as Non-Agricultural Land for Commercial Use.

B. Ownership:-

As on date in the revenue records the said land stands in the name of KGB Buildcon LLP, a Limited Liability Partnership Firm.

C. Devolution:-

(1) Originally the land of Survey No. 201, admeasuring about 6509 sq.mts. belonged to and was registered in the revenue record in the name of Shivabhai Nathabhai Patel.

(2) Thereafter, names of Hiraben Shivabhai and Dineshkumar Shivabhai were entered in the revenue records as co-owners with said Shivabhai Nathabhai Patel. (Reference: Revenue Entry No. 5321, dated 3rd February, 1982).

(3) Said Shivabhai Nathabhai Patel, Hiraben Shivabhai Patel and Dineshkumar Shivabhai Patel sold and conveyed the the land admeasuring about 5957 sq.mts., equivalent to 7125 sq.yds. (after land going to road widening) of 6509 sq.mts., equivalent to 7785 sq.yds. to Madanlal Ganpatbhai Sharma, by a Deed of Conveyance dated 15th May, 1991, registered with the



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office of the Sub Registrar at Gandhinagar, under Sr. No. 2191. (Reference: Revenue Entry No. 5930, dated 30th May, 1991). Such sale has been completed by all the co-owners in their individual capacities.

- (4) Thereafter, said Madanlal Ganpatbhai Sharma sold and conveyed the land admeasuring about 6509 sq.mts. Mangaldas Prabhudas Patel, by a Deed of Conveyance dated 27th March, 1995, registered with the office of the Sub Registrar at Gandhinagar, under Sr. No. 1079. (Reference: Revenue Entry No. 6500, dated 30th June, 1995).

Note:

Said Madanlal Ganpatbhai Sharma purchased land admeasuring about 5957 sq.mts., equivalent to 7125 sq.yds. after land going for road widening and land admeasuring about 552 sq.mts., remained with Shivabhai Nathabhai and others. However, Madanlal Ganpatbhai sold the land admeasuring about 6509 sq.mts. This needs to be checked. In all subsequent revenue records the land area in the hands of successors-in-title - Purchasers of Shivabhai Nathabhai is shown as 6509 sq.mts.

- (5) Said Mangaldas Prabhudas Patel sold and conveyed the land admeasuring about 6509 sq.mts. with right of way to Rameshbhai Bhaichandbhai Prajapati, by a Deed of Conveyance dated 29th September, 1995, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 4744. (Reference: Revenue Entry No. 6539, dated 30th September, 1995).
- (6) Said Rameshbhai Bhaichandbhai Prajapati sold and conveyed the part land admeasuring about 2492 sq.mts. of western side of land admeasuring about 6509 sq.mts. to Ahmedmiya Husenmiya, by a Deed of Conveyance dated 3rd January, 2002, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 43. (Reference: Revenue Entry No. 7456, dated 31st July, 2002).



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- (7) The remaining land admeasuring about 4017 sq.mts. belonging to Rameshbhai Bhaichandbhai Prajapati.

WITH RESPECT TO LAND OF AHMEDMIYA HUSENMIYA, ADMEASURING ABOUT 2492 SQ.MTS.

- (8) The land admeasuring about 2492 sq.mts. has been granted permission of Non-Agricultural Use for Commercial purpose, by or under an Order of District Collector, Gandhinagar, dated 9th October, 2007, bearing No. C.B./Land/Bi.khe/S.R./65/Vashi/9556 to 9565/07.
- (9) Said Ahmedmiya Husenmiya sold and conveyed the Non Agricultural land admeasuring about 2492 sq.mts. to Shree Krishna Corporation, a Partnership Firm, by or under a Deed of Conveyance dated 6th November, 2007, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 13844. (Reference: Revenue Entry No. 8772, dated 1st December, 2007). In the said Deed of Conveyance Smt. Mevaben Devdutt Sharma and Smt. Premaben Premnarayan Mishra joined as the Confirming Parties.
- (10) Thereafter as per order of DILR Saheb, dated 26th April, 2012, bearing No. DSO/D.R.K/Pu.p.83/2012 and order of City Mamlatdar Shri, Ahmedabad, dated 21st May, 2012, bearing No. RTS/K.J.P./S.R. No. 27/Vashi/12, under such Durasti the said land of Survey No. 201 has been bifurcated in to two parts, particulars of which are as follows:-

Sr.No.	Survey No.	Area in sq.mts.	Name of Owner
1	201/1	2900 (with kharaba land)	Shree Krishna Corporation
2	201/2	3609 (with kharaba land)	Rameshbhai Bhaichandbhai Prajapati

(Reference: Revenue Entry No. 10762, dated 24th May, 2012).

Note:

Shree Krishna Corporation, a Partnership Firm purchased only 2492 sq.mts. However, as per order of DILR Saheb said Corporation gets 2900 sq.mts.

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- (11) Said Shree Krishna Corporation sold and conveyed the land admeasuring about 2900 sq.mts. to Maa Developers, a Partnership Firm, by a Deed of Conveyance dated 26th July, 2012, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 7424.

WITH RESPECT TO LAND OF RAMESHBHAI BHAICHANDBHAI PRAJAPATI ADMEASURING ABOUT 3609 SQ.MTS.

- (12) Accordingly, said Rameshbhai Bhaichandbhai Prajapati have become entitled to land admeasuring about 3609 sq.mts.
- (13) Thereafter, as per Order of DILR Shri, Ahmedabad dated 9th June, 2016, bearing No. D.S.O./DRK/S.R. No. 584/15-16, the land admeasuring about 3609 sq.mts. of Rameshbhai Bhaichandbhai Prajapati has been bifurcated in to two parts particulars of which are as follows:-

Sr. No.	Survey No.	Area in sq.mts.
1	201/2/1	2973 sq.mts. with pot kharaba land admeasuring about 705 sq.mts.
2	201/2/2	636 sq.mts.

- (14) Accordingly, said Rameshbhai Bhaichandbhai Prajapati became entitled to the land of Survey No. 201/2/1, admeasuring about 2973 sq.mts.

2. **WITH RESPECT TO SURVEY NO. 209, ADMEASURING ABOUT 8397 SQ.MTS.**

A. **Description:**

The land of Survey No. 209, admeasuring about 8397 sq.mts.. (hereinafter referred to as the "Said Land") . On perusal of Revenue Record the said Land shown as Non-Agricultural Land for Commercial Use.

B. **Ownership:-**

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As on date in the revenue records the said land stands in the name of KGB Buildcon LLP, a Limited Liability Partnership Firm.

C. Devolution:-

- (1) Originally the said land belonged to and was registered in the revenue record in the name of Ambaram Motibhai
- (2) Said Ambaram Motibhai sold and conveyed the said land to Manilal Govindbhai, by a Deed of Conveyance dated 10th July, 1951, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 2773. (Reference: Revenue Entry No. 3049, dated 28th July, 1952).
- (3) Said Manilal Govindbhai died on 2nd November, 1980, leaving behind himself surviving his heirs being his wife Dahiben and sons Ishwarbhai and Keshabhai. (Reference: Revenue Entry No. 5150, dated 24th December, 1980).
- (4) Said Dahiben widow of Manilal Govindbhai, Ishwarbhai Manilal, Keshabhai Manilal along with Ghanshyambhai Ishwarbhai Patel, Ketankumar Ishwarbhai Patel and Vijaykumar Keshavlal Patel sold and conveyed the said land to Mangaldas Prabhudas as self and as the Karta and Manager of his HUF, by or under a Deed of Conveyance dated 9th August, 1994, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 2464. (Reference: Revenue Entry No. 6480, dated 1st May, 1995).
- (5) Thereafter, Mangaldas Prabhudas Patel as self and as the Karta and Manager of his HUF sold and conveyed the said land to Shivrambhai Ishwarbhai Patel, by or under a Deed of Conveyance dated 12th September, 1995, registered under Sr. No. 4745. (Reference: Revenue Entry No. 6538, dated 30th September, 1995).



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- (6) Said Shivrambhai Ishwarbhai Patel sold and conveyed the said land to Rameshbhai Bhaichandbhai Prajapati, by a Deed of Conveyance dated 16th July, 1996, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 2668. (Reference: Revenue Entry No. 6753, dated 14th October, 1997.
- (7) Accordingly, said Rameshbhai Bhaichandbhai Prajapati became entered to the land of Survey No. 209, admeasuring about 8397 sq.mts.

3. **GENERAL**

- (a) The lands of Survey No. 201 and 209, admeasuring about 11301 sq.mts. has been granted Non-Agricultural Use permission for Commercial Use and for which an order has been granted by District Collector, dated 31st May, 2008, bearing No. CB/Land/NA/SR-796/2007-2008.

Note:

Total land of Rameshbhai is 11370 sq.mts. However, out of this only 11301 sq.mts., has been converted for N.A. Use.

- (b) Land of Survey No. 201 Part, admeasuring about 3609 sq.mts. and Land of Survey No. 209, admeasuring about 8397 sq.mts. have been included in Draft Town Planning Scheme No. 76/B (Chandkheda) and given Final Plot Nos. 285/1, admeasuring about 4677 sq.mts. and 285/2, admeasuring about 2527 sq.mts. Thereafter as per opinion of Nagar Rachana Adhikari Shri, Nagar Rachana Yojna Ekom-17, Ahmedabad, dated 6th January, 2017, the said area has been changed as Final Plot No. 285/1, admeasuring about 4295 sq.mts., and 285/2, admeasuring about 2527 sq.mts.
- (c) Said Rameshbhai Bhaichandbhai Prajapati sold and conveyed the land of Survey No. 201/2/1, admeasuring about 2973 sq.mts., and Survey No. 209, admeasuring about 8397 sq.mts., included in Draft Town Planning Scheme No. 76/B and given Final Plot No. 285/1,



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admeasuring about 4295 sq.mts., to KGB Buildcon LLP, through its Partners (1) Pinalbhai Dhirajlal Modi and (2) Janakbhai Dhirajlal Modi, by or under a Deed of Conveyance dated 8th March, 2018, registered with the office of the Sub Registrar of Assurances at Ahmedabad-2 (Wadaj), under Sr. No. 3993 (*Reference: Revenue Entry No. 3037, dated 8th March, 2018*).

- (d) Before completion of sale in your favour a public notice was given in the daily newspaper "Gujarat Samachar", on 7th May, 2017, 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.
- (e)(i) The aforesaid Report is reference of 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.
- (ii) 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.
- (f) As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the title.
- (g) 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.

IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the opinion that the title of **KGB BUILDCON LLP**, a Limited Liability Partnership Firm (Yourselves) to the lands above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to



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Usual Declaration on Title being made, subject to Town Planning Scheme
being finalized, subject to any other law, acts, rules and regulations as may
be applicable and subject to observations and notes referred hereinabove.

Yours truly,

H. Desai & Co

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HHD/r/l

