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: 9712 999 319

Court Address :

Ahmedabad District & Sessions Court, Mirzapur,
Ahmedabad-380001.



SHRADDHA CHAUHAN

B.Com. LL.B. Advocate

Resi. Address :

C/10, Rajeshwar Apartment, Opp. Jay Mangal Society,
Naranpura, Ahmedabad-380013.

Ref. No.:

Date :

26 FEB 2018

TITLE CLEARANCE CERTIFICATE
WITH
SEARCH REPORT



To,

M/s. Anushthan Developers,
1, 2, Shefali Center, Near Paldi
Cross Road, Paldi, Ahmedabad.

Re : Investigation in the matter of **Non-Agriculture Land** bearing **Sub Plot No.1**, containing by total admeasuring 41033.23 Sq. Meter of Amalgamated Final Plot No.76/1 of Mouje Kali and Final Plot No.90/4 of Mouje Chenpur, containing by total admeasuring 57253 Sq. Meter having **(1)** Final Plot No.76/1 (Old Final Plot No.61/1) containing by total admeasuring 48854 Sq. Meter (allotted in lieu of Amalgamated Survey No.61) of Mouje Kali, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District AHMEDABAD-2 (VADAJ) and **(2)** Final Plot No.90/4 [Old Final Plot No.(19/1/1 +19/1/2+19/2+20/1+37/2+38/1+38/2+38/3+45+46)/4] containing by total admeasuring 8399 Sq. Meter (allotted in lieu of Survey No.19/1/1, 19/1/2, 19/2, 37/2, 38/1, 38/2, 38/3, Amalgamated Survey No.20/1 & 45+46) of Mouje Chenpur, Taluka Ghatlodia in the Registration District Ahmedabad and Sub-District AHMEDABAD-8 (SOLA) belonging to a partnership firm, **M/s. Anushthan Developers.**

As per instructions provided to me and as per scrutiny of deeds, documents, evidences and file papers etc submitted before me by you and as per your sworn declaration, I refer and gone through all such deeds, documents, evidences and file papers etc to me by you, believing the same to be true and genuine, I have taken necessary search with only available records of the Sub-Registrar Office of (1) Ahmedabad-2 (Vadaj) for land of Mouje Kali by Application No.5055 & Receipt No.2018003008128 on dated 19/02/2018 (from 1994 to 2018) and (2) Ahmedabad-2 (Vadaj) for land of Mouje Chenpur by Application No.5056 & Receipt No.2018003008130 on dated 19/02/2018 (from 1994 to 2011) and Ahmedabad-8 (Sola) for land of Mouje Chenpur by Application No.2934 & Receipt No.2018308006235 on dated 20/02/2018 (from 2011 to 2018) AND accordingly depends on information provided by the owner, recitals of deeds, documents, evidences and file papers etc submitted to me as well as necessary search with the competent government record, pursuing Title Certificate / Report for the land, issued by Wadia Ghandy & Company, Advocates & Solicitors, Ahmedabad on dated 28/11/2014 in the name of Shashwat Homes LLP, above indemnity in form of sworn declaration and assurance given by the owner about said land, I hereby submit my opinion on title of the said land as follows:

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DEVOLUTION OF TITLE



Devolution of Survey No.61, containing by admeasuring 261565 Sq. Meter of Mouje KALI (being Plot No.10)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

It appears that charge of Sales Tax was created on the land vide order of the Sales Tax Officer (1) Dhatak-10 bearing Order No.V.V.L.(1) Dha.-10-Vasal/97-98/Ni-7170, dated 15/12/1997 and order of the City Mamlatdar bearing Order No.RTS/Vashi-1075/98, dated 20/03/1998, being Payment of Pending Sales Tax, and that effect has been mutated in the revenue records by Mutation Entry No.1538 on dated 20/06/1998.

Thereafter, as the land revenue was not paid by the Gujarat Steel Tubes Company Limited to the Government Authority, it has been recorded in the column of other rights of Village Form No.7/12 of the land as per order of the City Mamlatdar, Ahmedabad vide Order No.RIB/Vasulat Jumbesh/2000, dated 15/03/2000, and that effect has been mutated in the revenue records by Mutation Entry No.1581 on dated 25/04/2000.

Thereafter, vide notice of the Talati, Mouje Kali and letter of the Mamlatdar, Ahmedabad bearing No.RTS/REB/Vashi-1763/04, dated 25/06/2004 charge of Nagar Palika has been entered in the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1658 on dated 01/07/2004.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.10 Paiki 89591 Sq. Meter to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13049. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.10 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.10 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1690 on dated 23/05/2007, *however* the entry was cancelled as the revenue record erroneously recorded Plot No.10 as an agricultural land.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.10 Paiki 172065 Sq. Meter to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13052. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter*

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alia confirming sale of Plot No.10 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.10 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1691 on dated 23/05/2007, however the entry was cancelled as the revenue record erroneously recorded Plot No.10 as an agricultural land.

Thereafter, the City Mamlatdar, Ahmedabad has issued a Rectification Order No.RTS/sudharo/SR-18/07/Vashi-2495/07, dated 21/05/2007 whereby area of Plot No.10 rectified as 261656 Sq. Meter instead of 642512 Sq. Meter, and that effect has been mutated in the revenue records by Mutation Entry No.1692 on dated 23/05/2007.

Further, effect of SALE in favour of Shashwat Homes Private Limited recorded by Mutation Entry No.1690 was certified by Mutation Entry No.1693 on dated 23/05/2007.

Further, effect of SALE in favour of Shashwat Homes Private Limited recorded by Mutation Entry No.1691 was certified by Mutation Entry No.1694 on dated 23/05/2007.

Further, charge of Nagar Palika created by Mutation Entry No.1658 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1702 on dated 30/08/2007.

Further, charge of Land Revenue created by Mutation Entry No.1658 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1703 on dated 30/08/2007.

Subsequently, the City Mamlatdar, Ahmedabad has issued a Rectification Order No.RTS/sudharo/SR-377, dated 19/04/2008, which was erroneously inserted in the column of other rights in 7/12 of Plot No.10 was ordered to be removed and effect of Mutation Entry No.1702 was given thereof, and that effect has been mutated in the revenue records by Mutation Entry No.1738 on dated 05/05/2008.

Thereafter, the City Mamlatdar, Ahmedabad has issued a Rectification Order No.RTS/sudharo/SR-78/08, dated 11/08/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1747 on dated 18/08/2008.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.10, containing by admeasuring 188188 Sq. Meter for residential purpose by their Order No.CB/LAND-2/NA/SR-782/2011, dated 16/03/2013 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.2003 on dated 02/04/2013.

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Subsequently, charge of Government of Gujarat created vide Mutation Entry No.966 & charge of Sales Tax created vide Mutation Entry No.1538 were released from the land as per letter of the Official Liquidator, Ministry of Corporate Affairs, Government of India vide Letter No.OL/Gujarat Steel Tubes Ltd/4885/2011, dated 12/10/2011, and that effect has been mutated in the revenue records by Mutation Entry No.2010 on dated 28/05/2013 *however* the entry was cancelled because Certificate of Commissioner of Commercial Tax was not produced before the authority.

Thereafter, vide order of the High Court of Gujarat, Ahmedabad, dated 15/05/2008 passed in the Company Application No.266/2008 with Company Application No.83/3008 in Official Liquidator No.117/2006 with Company Application No.199/2008 in Company Application No.273/2007 with Official Liquidator No.48/4008 in Company Application No.554/2007-2008, it was stated that the auction purchasers of Plot No.10 were not liable to discharge any liabilities pertaining to the pre-liquidation period of the Company in Liquidation, and the attachments which are made on the assets of the Company in Liquidation, are required to be removed and the auction purchasers are entitled to get absolutely clear and marketable title, free from all encumbrances of the pre-liquidation period. The court further ordered the concerned revenue authorities and the Sales Tax Authority to remove the attachment on account of the dues pertaining to the pre-liquidation period of the Company in Liquidation, and that effect has been mutated in the revenue records by Mutation Entry No.2087 on dated 08/10/2014.

Devolution of Survey No.19/1/1, containing by admeasuring 2529 Sq. Meter of Mouje CHENPUR (being Plot No.1)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.1, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.1 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.1 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.1 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

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That the charge of Municipality Tax was created in the revenue record of Plot No.1, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.1 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.1 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008. It is informed that the above mentioned mutation entry reflects that Mutation Entry No.1240 pertains to Plot No.1 *however* details of the entry does not have any reference to the Plot No.1 hence this entry is not relevant for the purpose of this report.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1251 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.1 for residential purpose by their Order No.CB/ADM/NA/SR-819/2011, dated 02/05/2012 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1616 on dated 22/06/2012 *however* this entry came to be rejected caused area of the land was not matching in the revenue records.

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Subsequently, the aforesaid event of conversion to non-agricultural use permission came to be certified by Mutation Entry No.1718, dated 30/05/2013 relying upon the Amendment Order No.CB/Land-2/NA/SR-819/11/C-15002, dated 29/04/2013 subject to conditions of the order being fulfilled.

Devolution of Survey No.19/1/2, containing by admeasuring 2833 Sq. Meter of Mouje CHENPUR (being Plot No.2)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.2, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.2 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.2 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.2 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

That the charge of Municipality Tax was created in the revenue record of Plot No.2, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.2 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.2 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors and accordingly charge of Municipality Tax added and charge of Land Revenue and others was removed from the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1220 on dated 25/03/2008.

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Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

Further, effect vide above Mutation Entry No.1220 was again entered in the revenue record of Plot No.2, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1251 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.2 for residential purpose by their Order No.CB/ADM/NA/SR-819/2011, dated 02/05/2012 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1616 on dated 22/06/2012 *however* this entry came to be rejected caused area of the land was not matching in the revenue records.

Subsequently, the aforesaid event of conversion to non-agricultural use permission came to be certified by Mutation Entry No.1718, dated 30/05/2013 relying upon the Amendment Order No.CB/Land-2/NA/SR-819/11/C-15002, dated 29/04/2013 subject to conditions of the order being fulfilled.

Devolution of Survey No.19/2, containing by admeasuring 5767 Sq. Meter of Mouje CHENPUR (being Plot No.3)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.3, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.3 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel

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Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.3 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.3 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

That the charge of Municipality Tax was created in the revenue record of Plot No.3, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.3 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.3 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/ No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors and accordingly charge of Municipality Tax added and charge of Land Revenue and others was removed from the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1220 on dated 25/03/2008.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

Further, effect vide above Mutation Entry No.1220 was again entered in the revenue record of Plot No.3, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1251 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West),

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and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.3 for residential purpose by their Order No.CB/ADM/NA/SR-819/2011, dated 02/05/2012 along with the Amendment Order No.CB/Land-2/NA/SR-819/11/C-15002, dated 29/04/2013 subject to conditions of the orders being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1718 on dated 30/05/2012.

Devolution of Survey No.20/1, containing by admeasuring 128286 Sq. Meter of Mouje CHENPUR (being Plot No.4)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.4, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.4 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.4 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.4 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

That the charge of Municipality Tax was created in the revenue record of Plot No.4, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.4 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

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Further, Mutation Entry No.1240 on dated 13/06/2008 though reflected in 7/12 of Plot No.4 does not pertain to the same and therefore not relevant for the purpose of this report.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1251 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.4 for residential purpose by their Order No.CB/ADM/NA/SR-820/2011, dated 02/05/2012 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1617 on dated 2/06/2012.

Devolution of Survey No.37/2, containing by admeasuring 1619 Sq. Meter of Mouje CHENPUR (being Plot No.5)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.5, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.4 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.3 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.5 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

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That the charge of Municipality Tax was created in the revenue record of Plot No.5, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.5 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.5 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors and accordingly charge of Municipality Tax added and charge of Land Revenue and others was removed from the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1220 on dated 25/03/2008.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

Further, effect vide above Mutation Entry No.1220 was again entered in the revenue record of Plot No.5, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.5 for residential purpose by their Order No.CB/ADM/NA/SR-823/2011, dated 02/05/2012 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1619 on dated 22/06/2012.

Devolution of Survey No.38/1, containing by admeasuring 2327 Sq. Meter of Mouje CHENPUR (being Plot No.6)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

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That the charge of Land Revenue and others were created in the revenue record of Plot No.6, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.6 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.6 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.6 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

That the charge of Municipality Tax was created in the revenue record of Plot No.6, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.6 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.6 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors and accordingly charge of Municipality Tax added and charge of Land Revenue and others was removed from the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1220 on dated 25/03/2008.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

Further, effect vide above Mutation Entry No.1220 was again entered in the revenue record of Plot No.6, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has

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been mutated in the revenue records by Mutation Entry No.1251 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.6 for residential purpose by their Order No.CB/ADM/NA/SR-824/2011, dated 02/05/2012 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1620 on dated 22/06/2012 *however* this entry was cancelled.

Subsequently, the aforesaid event of conversion to non-agricultural use permission came to be certified by Mutation Entry No.1622, dated 25/06/2012.

Devolution of Survey No.38/2, containing by admeasuring 2023 Sq. Meter of Mouje CHENPUR (being Plot No.7)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.7, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.7 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.7 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.7 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

That the charge of Municipality Tax was created in the revenue record of Plot No.7, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

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Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.7 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.7 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors and accordingly charge of Municipality Tax added and charge of Land Revenue and others was removed from the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1220 on dated 25/03/2008.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

Further, effect vide above Mutation Entry No.1220 was again entered in the revenue record of Plot No.7, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1252 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.7 for residential purpose by their Order No.CB/ADM/NA/SR-824/2011, dated 02/05/2012 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1620 on dated 22/06/2012 *however* this entry was cancelled.

Subsequently, the aforesaid event of conversion to non-agricultural use permission came to be certified by Mutation Entry No.1622, dated 25/06/2012.

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Devolution of Survey No.38/3, containing by admeasuring 2023 Sq. Meter of Mouje CHENPUR (being Plot No.8)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.8, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.8 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.8 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.8 and therefore, Spectra Enterprises Private Limited had also joined the execution of above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

That the charge of Municipality Tax was created in the revenue record of Plot No.8, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.8 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.8 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors and accordingly charge of Municipality Tax added and charge of Land Revenue and others was removed from the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1220 on dated 25/03/2008.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

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Further, effect vide above Mutation Entry No.1220 was again entered in the revenue record of Plot No.8, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1252 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Thereafter, the Hon'ble District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Plot No.8 for residential purpose by their Order No.CB/ADM/NA/SR-824/2011, dated 02/05/2012 subject to conditions of the order being fulfilled, and that effect has been mutated in the revenue records by Mutation Entry No.1620 on dated 22/06/2012 *however* this entry was cancelled.

Subsequently, the aforesaid event of conversion to non-agricultural use permission came to be certified by Mutation Entry No.1622, dated 25/06/2012.

Devolution of Survey No.45+46, containing by admeasuring 16289 Sq. Meter of Mouje CHENPUR (being Plot No.9)

It appears from the submitted revenue record that the Gujarat Steel Tubes Company Limited was owner and occupier of the land prior to thirty years.

That the charge of Land Revenue and others were created in the revenue record of Plot No.9, and that effect has been mutated in the revenue records by Mutation Entry No.889 on dated 31/03/2000.

Subsequently, Gujarat Steel Tubes India Limited has sold and conveyed Plot No.9 to Shashwat Homes Private Limited vide a Sale Deed, duly registered in the Office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13054. This transaction was effected by the Official Liquidator of Gujarat Steel Tube Limited (In Liquidation) pursuant to the order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 – 01/10/2004 *inter alia* confirming sale of Plot No.9 in favour of Spectra Enterprises Private Limited through process of auction. By exercising its right of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited as a Purchaser of Plot No.9 and therefore, Spectra Enterprises Private Limited had also joined the execution of

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above mentioned sale deed, and that effect has been mutated in the revenue records by Mutation Entry No.1155 on dated 09/01/2007.

That the charge of Municipality Tax was created in the revenue record of Plot No.9, and that effect has been mutated in the revenue records by Mutation Entry No.1166 on dated 17/03/2007.

Further, vide report of the Talati, Chenpur on account of repayment of the loan amount charge of the Land Revenue and others were released from the revenue record of Plot No.9 and therefore Mutation Entry No.889 was cancelled, and that effect has been mutated in the revenue records by Mutation Entry No.1195 on dated 22/09/2007.

Thereafter, vide release of charge of the Land Revenue and others by Mutation Entry No.1195, charge of Municipality Tax was erroneously released from revenue records of Plot No.9 therefore a rectification order was passed by the Mamlatdar, Daskroi, Ahmedabad vide Order No.E-Dhara/Daskroi/Chenpur/Boja Mukti Nondh/No.1195/Sudhara Hukam/SR-204/08, dated 15/03/2008 to rectify the errors and accordingly charge of Municipality Tax added and charge of Land Revenue and others was removed from the revenue record, and that effect has been mutated in the revenue records by Mutation Entry No.1220 on dated 25/03/2008.

Further, charge of Municipality Tax created by Mutation Entry No.1166 was cleared upon the payment of requisite dues, and that effect has been mutated in the revenue records by Mutation Entry No.1224 on dated 01/04/2008.

Further, effect vide above Mutation Entry No.1220 was again entered in the revenue record of Plot No.9, and that effect has been mutated in the revenue records by Mutation Entry No.1240 on dated 13/06/2008.

Thereafter, the Mamlatdar, Daskroi, Ahmedabad has issued a Rectification Order No.RTS/Record Promulgation/ /08, dated 19/07/2008, whereby errors committed during computerization of revenue record have been rectified, and that effect has been mutated in the revenue records by Mutation Entry No.1252 on dated 26/07/2008.

Thereafter, two talukas of Ahmedabad District viz. City and Daskroi were reconstituted in two new talukas viz. Ahmedabad City (East) and Ahmedabad City (West) pursuant to administrative order of the Revenue Department, Ahmedabad vide Order No.PFR/102011/275/L/1, dated 17/03/2012 and thereby CHENPUR village of Daskroi taluka was notified under new taluka of Ahmedabad City (West), and that effect has been mutated in the revenue records by Mutation Entry No.1603 on dated 03/05/2012.

Devolution of inclusion of Plot No.1 to 10 in T.P. Scheme No.66/A

Subsequently, vide letter of the Official Liquidator, Ministry of Corporate Affairs, Government of India bearing Letter No.OL/Gujarat Steel Tubes Limited/4885/2011

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dated 12/10/2011, charge of Government of Gujarat was created by Mutation Entry No.966 and charge of Sales Tax created by Mutation Entry No.1538 were lifted as entered in the revenue records on dated 28/05/2013 by Mutation Entry No.2010, though this entry was cancelled as the Certificate of the Commissioner of Commercial Tax was not produced before the appropriate authority.

Pursuant to above, it is informed that charge of Sales Tax has been deleted from revenue record as per letter of the Sales Tax Officer (2), S.S.A.(2)/Ghatak-3/Gujarat Steel/2015-16/O-4682-86, dated 28/09/2015, and that effect has been mutated in the revenue records by Mutation Entry No.2115 on dated 30/09/2015.

Pursuant to above, it is informed that charge of Government of Gujarat has been deleted from revenue record as per letter of the Official Liquidator, Ministry of Affairs, Government of India vide Letter No.OL/Gujarat Steel Tubes Ltd/4885/2011, dated 12/10/2011, and that effect has been mutated in the revenue records by Mutation Entry No.2010 on dated 28/05/2013 *however* this entry was cancelled by the competent authority on dated 30/07/2013 caused No Dues Certificate of Commissioner of Commercial Tax was not produced that time *therefore* I am of the opinion that this effect is to be mutated further in the revenue records and also the same being certified.

Meanwhile, the Ahmedabad Municipal Corporation has proposed the T.P. Scheme No.66/A encompassing parcels of land falling within the limits of Village KALI, CHENPUR and Ranip, and by virtue of the said Draft Town Planning Scheme various land parcels bearing Survey Nos.19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1, 38/2, 38/3 and 45+46 being above referred Plot No.1 to 9, containing by total admeasuring 163660 Sq. Meter were proposed to be bifurcated into FOUR final plots being (1) (19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1, 38/2, 38/3 & 45+46)/1, containing by admeasuring 13258 Sq. Meter, (2) (19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1, 38/2, 38/3 & 45+46)/2, containing by admeasuring 66787 Sq. Meter, (3) (19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1, 38/2, 38/3 & 45+46)/3, containing by admeasuring 9752 Sq. Meter and (4) (19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1, 38/2, 38/3 & 45+46)/4, containing by admeasuring 8399 Sq. Meter AND Survey No.61, containing by total admeasuring 261656 Sq. Meter was proposed to be bifurcated into FOUR final plots being (1) 61/1, containing by admeasuring 48884 Sq. Meter, (2) 61/2, containing by admeasuring 61787 Sq. Meter, (3) 61/3, containing by admeasuring 7331 Sq. Meter and (4) 61/4, containing by admeasuring 39022 Sq. Meter subject to terms and conditions mentioned in the communication letter vide Reference No.CPD/AMC/571+572, dated 06/03/2014.

Thereafter, name of the owner of entire land viz. Shashwat Homes Private Limited has been changed to Shashwat Homes LLP pursuant to the relevant orders passed by the Ministry of Corporate Affairs, Government of India, dated 23/08/2013, and that effect has been mutated in the revenue records by Mutation Entry No.1801 on dated 30/06/2014 *however* this entry was rejected as registered document pertaining to the change of name was not produced, and in this matter as per order of the City Deputy Collector (West) Ahmedabad has certified this Entry No.1801 by their Order No.RTS/Appeal No.372/14, dated 27/04/2015, and that

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effect has been mutated in the revenue records by Mutation Entry No.1855 dated 30/04/2015.

Thereafter, the land bearing Final Plot No.(19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1, 38/2, 38/3 & 45+46)/4, containing by admeasuring 8399 Sq. Meter of Mouje Chenpur and Final Plot No.61/4, containing by admeasuring 39022 Sq. Meter of Mouje Kali were amalgamated as per Commencement Letter (Rajachitthi) issued by the Ahmedabad Municipal Corporation under Case No.LTAS/NWZ/200614/GDR/A2202/M1 & Rajachitthi No.02562/200614/ A2202/M1, dated 01/11/2014 AND from such amalgamated Final Plot No.[61/1 + (19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1, 38/2, 38/3 & 45+46)/4], containing by total admeasuring 57253 Sq. Meter, two separate sub plots have been sanctioned for development thereby **Sub Plot No.1**, containing by total admeasuring **41033.23 Sq. Mts.** and Sub Plot No.2, containing by total admeasuring 16219.77 Sq. Meter were in absolute ownership and possession of said Shashwat Homes LLP.

Thereafter, in accordance with Letter of the Ahmedabad Municipal Corporation having Reference No.CPD/AMC/Gen/323 and 1507, dated 15/04/2015, all survey numbers owned by Shashwat Homes LLP were given revised Final Plot Numbers whereby Final Plot No.61/1, containing by admeasuring 48854 Sq. Meter of Mouje Village KALI was renumbered as Final Plot No.76/1 and Final Plot No.(19/1/1+19/1/2+19/2+20/1+37/2+38/1+38/2+38/3+45+46)/4, containing by admeasuring 8399 Sq. Meter of Mouje Village CHENPUR was renumbered as Final Plot No.90/4.

Thereafter, respective landowner of the land, Shashwat Homes LLP through its Designated Partners (1) Mr. Pratap Bohra, (2) Bharat Bhushan Gupta and (3) Ravi Savla, sold and conveyed the non-agricultural land bearing Final Plot No.76/1 (Old Final Plot No.61/1) of Mouje Kali Paiki, containing by admeasuring 32634.23 Sq. Meter to YOU, a partnership firm namely, **M/s. Anushthan Developers** by Sale Deed, dated 09/08/2016, duly registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 20/08/2016 under Serial No.10672, and that effect has been mutated in the revenue records by Mutation Entry No.2170 on dated 17/09/2016 and the competent authority has certified this entry on dated 14/12/2016.

Thereafter respective landowner of the land, Shashwat Homes LLP through its Designated Partners (1) Mr. Pratap Bohra, (2) Bharat Bhushan Gupta and (3) Ravi Savla, sold and conveyed the non-agricultural land bearing Final Plot No.90/4 (Old Final Plot No.(19/1/1+19/1/2+19/2+20/1+37/2+38/1+38/2+38/3+45+46)/4) of Mouje Chenpur, containing by admeasuring 8399 Sq. Meter to YOU, partnership firm namely, **M/s. Anushthan Developers** by Sale Deed, dated 09/08/2016, duly registered in the Office of the Sub Registrar of Assurance at Ahmedabad-8 (Sola) on dated 20/08/2016 under Serial No.10324, and that effect has been mutated in the revenue records by Mutation Entry No.2035 on dated 31/08/2016 and the competent authority has rejected this entry on dated 25/11/2016. On rejection of this entry **M/s. Anushthan Developers** has submitted RTS appeal before the City Deputy Collector (West), Ahmedabad and in the proceeding of this matter, said authority has granted appeal of the partnership firm by their Order No.RTS/

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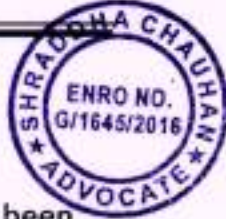
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Appeal/Case No.23/2017, dated 22/09/2017 and accordingly this entry has been certified on dated 09/11/2017, and that effect has been mutated in the revenue records by Mutation Entry No.2136 on dated 27/09/2017 and the competent authority has certified this entry on dated 09/11/2017.

Thereafter respective landowner of the land, Shashwat Homes LLP through its Designated Partner Mr. Arun Malhotra, executed a Rectification Deed regarding rectification of typographical mistake to mention additional Survey No.39/2+39/3 in above Sale Deed (Serial No.10324, dated 20/08/2016), duly registered in the Office of the Sub Registrar of Assurance at Ahmedabad-8 (Sola) on dated 04/01/2017 under Serial No.144, and accordingly necessary correction occurred in the record, and that effect has been mutated in the revenue records by above mentioned Mutation Entry No.2136 on dated 27/09/2017.

THUS, in accordance with above facts, the said non-agricultural land bearing **Sub Plot No.1**, containing by total admeasuring **41033.23 Sq. Mts.** [Final Plot No.76/1 (Old Final Plot No.61/1) of Mouje Kali Paiki, containing by admeasuring 32634.23 Sq. Meter and Final Plot No.90/4 (Old Final Plot No.(19/1/1+19/1/2+19/2+20/1+37/2+38/1+38/2+38/3+45+46)/4) of Mouje Chenpur, containing by admeasuring 8399 Sq. Meter] is belonging to YOU, partnership firm namely, **M/s. Anushthan Developers.**

FURTHER I find that Ahmedabad Municipal Corporation has sanctioned building plans and construction permission by the Commencement Letter (Rajachitthi) on dated 06/01/2018 as detailed below subject to terms and conditions mentioned in the rajachitthi being fulfilled:

- (1) Case No.BLNTR/WZ/141216/GDR/A7695/R0/M1 & Rajachitthi No.9878/141216/A7695/R0/M1 (for Tenament No.1 to 8 and 21 to 28 of Type-A)
- (2) Case No.BLNTR/WZ/141216/GDR/A7696/R0/M1 & Rajachitthi No.9879/141216/A7696/R0/M1 (for Tenament No.9 to 10 of Type-B)
- (3) Case No.BLNTR/WZ/141216/GDR/A7698/R0/M1 & Rajachitthi No.9880/141216/A7698/R0/M1 (for Tenament No.28 to 46 of Type-C)
- (4) Case No.BLNTR/WZ/141216/GDR/A7699/R0/M1 & Rajachitthi No.9881/141216/A7699/R0/M1 (for Tenament No.47 to 72 of Type-D)
- (5) Case No.BLNTR/WZ/141216/GDR/A7701/R0/M1 & Rajachitthi No.9882/141216/A7701/R0/M1 (for Tenament No.73 to 90 of Type-E)
- (6) Case No.BLNTR/WZ/141216/GDR/A7702/R0/M1 & Rajachitthi No.9883/141216/A7702/R0/M1 (for Tenament No.91 to 108 of Type-F)
- (7) Case No.BLNTR/WZ/141216/GDR/A7704/R0/M1 & Rajachitthi No.9884/141216/A7704/R0/M1 (for Tenament No.109 to 134 of Type-G)
- (8) Case No.BLNTR/WZ/141216/GDR/A7706/R0/M1 & Rajachitthi No.9885/141216/A7706/R0/M1 (for Tenament No.135 to 152 of Type-H)
- (9) Case No.BLNTR/WZ/141216/GDR/A7707/R0/M1 & Rajachitthi No.9886/141216/A7707/R0/M1 (for Tenament No.153 to 174 of Type-I)
- (10) Case No.BHNTI/WZ/141216/GDR/A7692/R0/M1 & Rajachitthi No.9875/141216/A7692/R0/M1 (for flats of Block-A & B)

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- (11) Case No.BHNTI/WZ/141216/GDR/A7693/R0/M1 & Rajachitthi No.9876/
141216/A7693/R0/M1 (for flats of Block-C & D)
(12) Case No.BHNTI/WZ/141216/GDR/A7694/R0/M1 & Rajachitthi No.9877/
141216/A7694/R0/M1 (for flats of Block-E & F)
(13) Case No.BLNTI/WZ/141216/GDR/A7714/R0/M1 & Rajachitthi No.9887/
141216/A7714/R0/M1 (for Society Office-1)
(14) Case No.BLNTI/WZ/141216/GDR/A7715/R0/M1 & Rajachitthi No.9888/
141216/A7715/R0/M1 (for Society Office-2)

Further during my scrutiny, I have not found any entry for deletion of charge of Government of Gujarat (Entry No.966) and charge of Sales Tax (Entry No.1538) therefore ENTRY for deletion of such charges being confirmed and verified in the revenue record of said land.

During my search with government authority, I have found that,

- (1) **M/s. Anushthan Developers** has executed a Lease Deed for the land bearing Final Plot No.90/4 [Old Final Plot No.(19/1/1 +19/1/2+19/2+20/1+37/2+38/1+38/2+38/3+45+46)/4] Paiki 20.45 Sq. Meter of Mouje Chenpur in favour of Torrent Power Limited, duly registered in the Office of the Sub Registrar of Assurance at Ahmedabad-8 (Sola) on dated 30/03/2017 under Serial No.4277 subject to conditions of the Lease Deed being fulfilled.
- (2) **M/s. Anushthan Developers** has executed a Lease Deed for the land bearing Final Plot No.76/1 [Old Final Plot No.61/1] Paiki 79.50 Sq. Meter of Mouje Kali in favour of Torrent Power Limited, duly registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 30/03/2017 under Serial No.3700 subject to conditions of the Lease Deed being fulfilled.

In conclusion of the above, I am of the opinion that **M/s. Anushthan Developers** having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and also said land is free from all encumbrances and reasonable doubts subject to above.

Further I have published a Public Notice in daily newspaper "**DIVYA BHASKAR**" on dated **17-FEB-2018** to invite any kind of objection from the people, but during the notice period, I have not received any kind of objection, hitch and/or hindrance from any body regarding the said land or any part thereof.

CERTIFICATE:

THIS IS TO CERTIFY THAT an immovable property of **Non-Agriculture Land** bearing **Sub Plot No.1**, containing by total admeasuring 41033.23 Sq. Meter of Amalgamated Final Plot No.76/1 of Mouje Kali and Final Plot No.90/4 of Mouje Chenpur, containing by total admeasuring 57253 Sq. Meter having (1) Final Plot No.76/1 (Old Final Plot No.61/1) containing by total admeasuring 48854 Sq. Meter (allotted in lieu of Amalgamated Survey No.61) of Mouje Kali, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District AHMEDABAD-2 (VADAJ) and

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(2) Final Plot No.90/4 [Old Final Plot No.(19/1/1 +19/1/2+19/2+20/1+37/2+38/1+38/2+38/3+45+46)/4] containing by total admeasuring 8399 Sq. Meter (allotted in lieu of Survey No.19/1/1, 19/1/2, 19/2, 37/2, 38/1, 38/2, 38/3, Amalgamated Survey No.20/1 & 45+46) of Mouje Chenpur, Taluka Ghatlodia in the Registration District Ahmedabad and Sub-District AHMEDABAD-8 (SOLA) belonging to a partnership firm, **M/s. Anushthan Developers**. Further it is certify that **M/s. Anushthan Developers** having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and the said land is free from all encumbrances and reasonable doubts *Subject To...*

- (1) Usual Declaration on Title being made.
- (2) Conditions of the Non-Agricultural Use Permission and approved plans/rajachitthi being fulfilled.
- (3) Agreement for Sale as well as Sale Deed for any unit/tenement/flat executed in favour of the concerned allottee/buyer/purchaser.
- (4) Provisions of The Gujarat Town Planning & Urban Development Act & Laws applicable and in force to effect legally and properly sale, transfer or other transaction with respect to the said land.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of an immovable property of **Non-Agriculture Land** bearing **Sub Plot No.1**, containing by total admeasuring 41033.23 Sq. Meter of Amalgamated Final Plot No.76/1 of Mouje Kali and Final Plot No.90/4 of Mouje Chenpur, containing by total admeasuring 57253 Sq. Meter having (1) Final Plot No.76/1 (Old Final Plot No.61/1) containing by total admeasuring 48854 Sq. Meter (allotted in lieu of Amalgamated Survey No.61) of Mouje Kali, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District AHMEDABAD-2 (VADAJ) and (2) Final Plot No.90/4 [Old Final Plot No.(19/1/1 +19/1/2+19/2+20/1+37/2+38/1+38/2+38/3+45+46)/4] containing by total admeasuring 8399 Sq. Meter (allotted in lieu of Survey No.19/1/1, 19/1/2, 19/2, 37/2, 38/1, 38/2, 38/3, Amalgamated Survey No.20/1 & 45+46) of Mouje Chenpur, Taluka Ghatlodia in the Registration District Ahmedabad and Sub-District AHMEDABAD-8 (SOLA).

Note:- All original title deeds/documents/file papers being observed before any disbursal/transaction.

- :- During my search with the competent government sub-registrar authority, I have found only single entry of Agreement for Sale (Without Possession) executed by Shashwat Homes LLP & M/s. AVS Corporation for Unit No.38 of Satva Homes in favour of Vinaben Dineshkumar Modh & Dineshkumar Shivrambhai Modh, but in this case landowner/developer is/are different hence not applicable *however* said land Sub Plot No.1 of F.P.No.76/1 with 76/2 shown in the schedule thereof, therefore this Title Clearance Certificate-Search Report will be subject to above agreement/execution as well as any other allotment / executions whichever applicable to the said land / landowner together with other allotment/executions made/to be made after date of the search with competent government sub-registrar authority *however* it is informed that said authority itself mentioned in its

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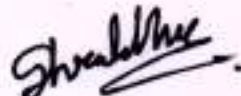
Search Report that the government or issuing authority are not binding or indemnified about truth-ness of certificate/report therefore with such assurance I have issued this Title Clearance Certificate with Search Report that please be noted.

- It is informed that charge of Government of Gujarat as per Mutation Entry No.966 is applicable for the land of Gujarat Steel Tubes Limited at present belonging to Shashwat Homes LLP and not applicable to the said land *however* necessary entry to that effect is being made and certified in the revenue record.
- I have taken search with available revenue record as well as record of the sub registrar office for last 30 (thirty) years and I have issued this Title Clearance Certificate with Search Report, depends on the facts mentioned above.

Place : Ahmedabad.
Date : Feb-26, 2018.

26 FEB 2018




SHRADDHA CHAUHAN
ADVOCATE
Shraddha Chauhan
(Advocate)