

LILADHAR G. KOSHTI-ADVOCATE

M. P. ASSOCIATES

Add. B/F-123, Shankheshwar Industrial
Park 2, Opp. MIDCO, Nr. Sadbhavnanagar
Police Chawki, Vatva, Ahmedabad-382445.

Mobile No. 9824449920
Email:- lkoshti@gmail.com

Ref: TCR/MIP/2019

Date: 06-07-2019

TITLE CERTIFICATE

&

REPORT ON TITLE

Re : Freehold Non-Agricultural land bearing Sub-Plot No.21/1/1+21/1/2 Paiki 2 of Final Plot No.21/1 of Town Planning Scheme No.86 (Vatva-3) containing by admeasurements 12983.97 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.997+1003+1004 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at behind Shankheshwar Industrial Park-2, Opp. Bombay Motors, Nr. Gujarat Offset, Moje Vatva, Taluka Vatva (Old City Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali) and belonging to M/s. Sharda Organiser & Buildcon Private Limited, Address:- Ambica Tube Compound, behind Shankheshwar Industrial Park-2, Opp. Bombay Motors, Nr. Gujarat Offset, Vatva, Ahmedabad.



As per instructions, I have investigated the Titles of said M/s. Sharda Organiser & Buildcon Private Limited to the abovereferred Freehold Non-Agricultural land bearing Sub-Plot No.21/1/1+21/1/2 Paiki 2 of Final Plot No.21/1 of Town Planning Scheme No.86 (Vatva-3) containing by admeasurements 12983.97 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.997+1003+1004 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at behind Shankheshwar Industrial Park-2, Opp. Bombay Motors, Nr. Gujarat Offset, Moje Vatva, Taluka Vatva (Old City Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali) and I have caused necessary searches to be taken of the Registration & Revenue record for the period of more than last 30 years and my Report on Title is as under;

Lands in question i.e. Lands of said Sub Plots No. 21/1/1+21/1/2 Paiki 2 is formed from land of Final Plot No.21/1 paiki of Town Planning Scheme No.86 (Vatva-3) and said Final Plot No.21/1 paiki is formed from amalgamated Survey Nos. 987 (amalgamated Survey Nos.

997+1003+1004 paiki) and is situated at behind Shankheshwar Industrial Park-2, Opp. Bombay Motors, Nr. Gujarat Offset, Moje Vatva, Taluka Vatva (Old City Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali).

Whereas said SHREE AMBICA MILLS LTD. was seized and possessed of freehold Non Agricultural land bearing Survey No.993 to 997, 1002/P, 1003/P & 1004/P admeasuring 157389 sq.mtrs. and Railway Track situate, lying and being at Moje Vatva.

Thereafter said property was mortgaged by the said company for various financial facilities in favour of financial institutions and equitable mortgage was created by deposit of title deeds and other legal documents in favour of various banks and financial institutions by Shree Ambica Mills Limited.

AND WHEREAS Shree Ambica Mills Limited was a company incorporated and registered under the provisions of The Indian Companies Act, 1956. Thereafter Shree Ambica Mills Limited came into financial difficulty and a petition for winding-up of the said company came to be filed in the Hon'ble High Court of Gujarat being Company Petition No.66 of 1988 and the Hon'ble High Court of Gujarat under its order dated 17-01-1997 was pleased to direct that Shree Ambica Mills Limited be wound up and appointed Official Liquidator attached to the Hon'ble High Court of Gujarat as the Official Liquidator of the said Company.

AND WHEREAS the Liquidator had taken possession of the property of the Company in Liquidation including the said land and railway track thereon;

AND WHEREAS the Hon'ble Gujarat High Court vide order dated 5-3-2003 passed in Company Application No.59 of 2000 had directed that the properties of Shree Ambica Mills Limited (In Liquidation) be disposed off and had also directed for constitution of a Sale Committee consisting Official Liquidator as Chairman for disposal of assets of Shree Ambica Mills Limited (In Liquidation).

AND WHEREAS thereafter the valuation of the said property along with the other properties of Shree Ambica Mills Limited (In Liquidation) was done by GITCO and the said property is valued at 944.33 lacs (for land and railway track) and up set price of land was fixed at Rs.9 Crores and for Railway Track up set price was fixed at Rs.45 lacs.

Thereafter advertisement was issued in the news papers inviting offers for Lot No.I to V and in the said advertisement in Lot No.III the property included was "land situated at B/h Vatva Railway Station, Vatva, Ahmedabad admeasuring about 157389 sq.mtrs. situated on Survey



No.993 to 997, 1002/P, 1003/P, 1004/P including T.K. Office, Records and Compound Wall but except records” and in lot No.IV property included was “Railway Track situated on the land of Lot No.III” and Lot No.V was the “Composite Office i.e. Lot No.III and IV above including T.K. Office, Compound Wall but except records”. (As per advertisement issued by the authority).

AND WHEREAS thereafter Composite Offer of M/s. Sharda Alloys Pvt. Ltd. at Rs.28.90 Crores was accepted and sale of entire Lot No.V was accepted in favour of M/s. Sharda Alloys Pvt. Ltd. by the Hon'ble High Court of Gujarat through order dated 13-05-2008 passed in Official Liquidator Report No.105 of 2008 in Company Application No.566 of 2007 in Official Liquidator Report No.56 of 2007 with Company Application No.566 of 2007.

AND WHEREAS in the said order at point No.4[1] it has been stated that “The Official Liquidator shall execute the sale deed either in favour of auction purchaser or their nominees”.

AND WHEREAS the sale deed is executed in favour of M/s. Sharda Organiser & Buildcon Pvt. Ltd. as a nominee of M/s. Sharda Alloys Pvt. Ltd. for a proportionate consideration quantified at Rs.7,40,00,000/- [Rupees Seven Crore Forty Lacs Only];

AND WHEREAS the Hon'ble High Court of Gujarat vide its order dated 19-11-2008 passed in Company Application No.513 of 2008 in Official Liquidator Report No.105 of 2008 in Company Application No.566 of 2007 in para-6 directed that the Official Liquidator alone shall execute the sale deed in favour of the Purchaser and accordingly this sale deed is executed by the Official Liquidator alone without any secured creditors as confirming party.

AND WHEREAS since there was a variation in the actual measurement area of land of the Company's Tube Division, therefore, the Hon'ble High Court by its oral order dtd.26-07-2007 directed the Official Liquidator to get the land of the company measured and certified by District Inspector of Land Record, Ahmedabad. Thereafter District Inspector of Land Record, Ahmedabad has filed the affidavit dtd.8-2-2008 in the Hon'ble High Court. Along with the affidavit, map, 7/12 extracts and other details;

AND WHEREAS thereafter the Hon'ble High Court by its order dtd.7-3-2008 directed the Official Liquidator to ascertain with the help of the DILR for the exact location of the land along with relevant survey numbers comprising of land.

AND WHEREAS Shree Ambica Mills Limited (In Liquidation) had earlier submitted indemnity bond and declaration and also rendered the surplus land admeasuring 3,05,413 sq.mtrs. to the authority. Thus out of total land holding of 5,05,979 sq.mtrs., 3,05,413 sq.mtrs. land was

declared as surplus and surrendered to the Government under Urban Land (Ceiling and Regulations) Act and the balance land admeasuring 2,00,566 sq.mtrs. was lying with the company. In liquidation and out of the said land admeasuring 1,57,389 sq.mtrs. was owned by Shree Ambica Mills Limited (In Liquidation).

Thereafter the Official Liquidator issued Possession Memo bearing No.OL/Shree Ambica Mills/1417, dtd.10-7-2008 stating that the sale of land of Shree Ambica Mills Limited (In Liquidation)-Tube Division comprising 1,57,389 Sq.mtrs. of land situated at Survey No.993 to 997, 1003, 1004, 1026, 1027, 1028,1029, 1030, 1562, 1563, 1564, 921, 926, 927, 929, 985 and 926 of Moje Vatva, Taluka Dascroi, Ahmedabad and railway track thereon (the above mentioned Survey Nos. are amalgamated Survey Nos. of Shree Ambica Mills Limited). However, in the advertisement Survey No.993 to 997, 1002/P, 1003/P, 1004/P were mentioned. In compliance and in accordance with the terms and conditions of sale stipulated in the order of the Hon'ble High Court of Gujarat, dated 13-05-2008 upon full payment of sale consideration paid by M/s. Sharda Alloys Pvt. Ltd. physical possession of the said property has been handed over on 10-7-2008 by the representative of the Shree Ambica Mills Limited on site to the M/s. Sharda Alloys Pvt. Ltd. By drawing a minutes, dated 10-7-2008 duly signed by the representatives of M/s. Shree Ambica Mills Limited/Official Liquidator, financial institutions and a member of Textile Labour Association.

Accordingly the Official Liquidator is executed the Sale Deed in favour of M/s. Sharda Infra Construction Pvt. Ltd. In respect of immovable property being land admeasuring in aggregated about 110889 sq.mtrs. admeasuring in about 66075 sq.mtrs. land of amalgamated Survey No.921 paiki, 11327 sq.mtrs. land of Survey No.1026 Paiki, 1315 sq.mtrs. land of Survey No.1562, 101 sq.mtrs. land of Survey No.1563, 1214 sq.mtrs. land of Survey No.1564 and 30857 sq.mtrs. land of Amalgamated Survey No.987 paiki of Moje Vatva together with construction admeasuring 100 sq.mtrs. standing thereon, which Sale Deed is registered in the office of The Sub-Registrar of Ahmedabad-5 (Narol) on 04-12-2008 at Serial No.10162. Entry to this effect is entered in the revenue record of said land on 10-08-2009 by Entry No.15436, which is certified by Circle Officer, Kathwada-the competent Revenue Authority on 06-10-2009.

Accordingly the Official Liquidator is executed the Sale Deed in favour of M/s. Sharda Organiser & Buildcon Pvt. Ltd. In respect of immovable property being land admeasuring in aggregate about 41884 sq.mtrs. forming part of Amalgamated Survey No.987 paiki [consisting of



(i) 8498 Sq.mtrs. of land bearing Survey No.993, (ii) 3743 sq.mtrs. of land bearing Survey No.996, (iii) 3743 sq.mtrs. of land bearing Survey No.997, (iv) 8296 sq.mtrs. of land bearing Survey No.1003/P & (v) 10016 sq.mtrs. of land bearing Survey No.1004/P] of Moje Vatva together with construction admeasuring 100 sq.mtrs. standing thereon, which Sale Deed is registered in the office of The Sub-Registrar of Ahmedabad-5 (Narol) on 04-12-2008 at Serial No.10163. Entry to this effect is entered in the revenue record of said land on 10-08-2009 by Entry No.15437, which is certified by Circle Officer, Kathwada-the competent Revenue Authority on 06-10-2009.

Thereafter as per order of the Joint Secretary, Revenue Department Government of Gujarat by his order No. P.F.R.-102011-275/L/1, dated 17/03/2012 the Taluka limit of the said village has been changed and said land came to village Vatva, Taluka City (East) and District Ahmedabad. Entry to this effect is entered in the revenue record of said land on 03-05-2012 by Entry No.17312, which is certified by Mamlatdar of City (East) Taluka-the competent Revenue Authority on 05-05-2012.

Thereafter we find that N. A. permission for Industrial Purpose has been granted vide order issued by the Competent Authority. (Ref. Village Form No.2)

Ahmedabad Municipal Corporation has sanctioned the Plan for the construction on said Non-Agricultural land bearing Sub-Plot No.21/1/1+21/1/2 Paiki 2 of Final Plot No.21/1 of Town Planning Scheme No.86 (Vatva-3) containing by admeasurements 12983.97 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.997+1003+1004 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) and has granted permission for the construction on said land on 04-02-2019 in Case No. BLNTI/SZ/011218/CGDCRV/A0888/R0/M1 vide Rajachitthi No. 01063/011218/A0888/R0/M1, in Case No. BLNTI/SZ/011218/CGDCRV/A0889/R0/M1 vide Rajachitthi No.01066/011218/A0889/R0/M1, in Case No. BLNTI/SZ/011218/CGDCRV/A0890/R0/M1 vide Rajachitthi No. 01065/011218/A0890/R0/M1, in Case No. BLNTI/SZ/011218/CGDCRV/A0891/R0/M1 vide Rajachitthi No. 01064/011218/A0891/R0/M1, in Case No. BLNTI/SZ/011218/CGDCRV/A0892/R0/M1 vide Rajachitthi No. 01061/011218/A0892/R0/M1, in Case No. BLNTI/SZ/011218/CGDCRV/A0893/R0/M1 vide Rajachitthi No. 01062/011218/A0893/R0/M1, in Case No. BLNTI/SZ/011218/CGDCRV/A0895/R0/M1 vide Rajachitthi No. 01067/011218/A0895/R0/M1 and in Case No. BLNTI/SZ/011218/CGDCRV/A0896/R0/M1 vide Rajachitthi No. 01068/011218/A0896/R0/M1.

Thus said Sharda Organiser & Buildcon Private Limited became owner and occupier of Freehold Non-Agricultural land bearing Sub-Plot No.21/1/1+21/1/2 Paiki 2 of Final Plot No.21/1

of Town Planning Scheme No.86 (Vatva-3) containing by admeasurements 12983.97 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.997+1003+1004 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at behind Shankheshwar Industrial Park-2, Opp. Bombay Motors, Nr. Gujarat Offset, Moje Vatva.

As a part on investigation, I have given a Public Notice appeared in daily "Divya Bhaskar", dated 22-06-2019 inviting claim and/or objection if any; in or upon to the property abovereferred to, I have not received any claim or objection in response thereto till this day.

I have caused necessary searches to be taken with the Revenue record & the Registration record through my search clerk and have not found any mortgage, lien, charge, Lis Pendency etc. in respect to abovereferred land and and I have found the same to be clear, marketable and free from reasonable doubts and without encumbrances; subject to ;

1. Usual Declaration being made at the time of transfer/mortgage.
2. The Provisions of The Gujarat Town Planning and Urban Development Act, 1976.
3. Condition laid down in N. A. Order being fulfilled.
4. Variation in area, if any.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL of the Freehold Non-Agricultural land bearing Sub-Plot No.21/1/1+21/1/2 Paiki 2 of Final Plot No.21/1 of Town Planning Scheme No.86 (Vatva-3) containing by admeasurements 12983.97 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.997+1003+1004 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at behind Shankheshwar Industrial Park-2, Opp. Bombay Motors, Nr. Gujarat Offset, Moje Vatva, Taluka Vatva (Old City Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali), which is bounded as under i.e. to say;

Towards the East :- Road & NHC-103 (Parking Plot of AMC)

Towards the West :- 24 mtrs. wide Road & Plot of AMC

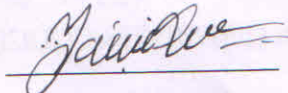
Towards the North :- Road

Towards the South :- Sub-Plot No.21/1/1+21/1/2 Paiki 1 (Shankheshwar Industrial Park2)

and NHC-103 (Parking Plot of AMC)

DATED THIS 06TH DAY OF THE MONTH JULY, 2019.





Liladha G. Koshti

Advocate