



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

1st Floor, Chandan House, Near Mayor's Bungalow, Law Garden, Ahmedabad - 380 006, India.
Tel: +91 79 2656 4700, +91 79 2656 4800 | Fax: +91 79 2656 4300 | Personal e-mail: firstname.lastname@wadiaghandy.com

TITLE CERTIFICATE

To,

Shashwat Homes LLP

603, Surmount, Opp. Iskon,

Reliance Mali, S.G. Highway,

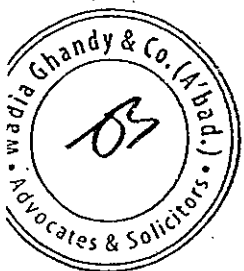
Ahmedabad – 380 015.

SUBJECT LAND:

All that piece and parcel of land bearing Sub Plot No. 1 admeasuring 20927.47 sq. mtrs. of Final Plot No. 61/2 admeasuring 61787 sq. mtrs. (allotted in lieu of Survey No. 61) in Town Planning Scheme No. 66/A situated within the Village limits of Kali, Taluka: Ahmedabad City (West) and District and Registration District: Ahmedabad and more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Land")

1. PREFACE:

1.1 We have been instructed by Shashwat Homes LLP to investigate its title (hereinafter referred to as the "Owner") to the said Land.





2. DISCLAIMERS:

- 2.1 This Title Certificate is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.
- 2.2 The accuracy of this Title Certificate necessarily depends on the documents as furnished to us, gathered from the copies of revenue records and the information provided to us during the course of our verification of such records and which we have assumed to be the case. We therefore, disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to us/gathered by us.
- 2.3 Unless specifically stated otherwise in the main section of this Title Certificate, we do not comment on whether the formalities which have a direct bearing on the enforceability of the contractual or other arrangements comprised in the documents furnished to us and/or the information provided to us have been complied with or not.
- 2.4 For the purpose of preparation of this Title Certificate we have conducted searches at the office of the concerned Sub-Registrar for the past 30 years. However, searches at the office of the above mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records



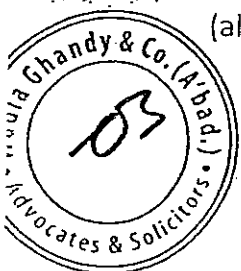


being torn and mutilated. We were assigned to ascertain the devolution of title of the said Land for the period of last 30 years. However, where possible we have endeavored to ascertain the title beyond the said 30 years. However, we disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this Title Certificate.

- 2.5 We have only ascertained the title to the said Land from the revenue records and we have not commented on the statutory, user, development and environmental permissions required for the development on the said Land.
- 2.6 We have not undertaken any on-site verification of the said Land, not carried out verification of any negative Court proceedings before any Court/forum/authority, not verified any acquisition by any Government/Semi-Government authorities other than that mentioned in the revenue records and therefore, disclaim any responsibility with regard to details relating to such aspects.
- 2.7 This Title Certificate has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India.

3. SCHEDULE OF THE SAID LAND:

All that piece and parcel of land bearing Sub Plot No. 1 admeasuring 20927.47 sq. mtrs. of Final Plot No. 61/2 admeasuring 61787 sq. mtrs. (allotted in lieu of Survey No. 61) in Town Planning Scheme No. 66/A





situated within the Village limits of Kali, Taluka: Ahmedabad City (West) and District and Registration District: Ahmedabad and bounded as follows:

East : Adjoining Railway Land

West : Road

North : Adjoining Railway Land

South : 24 mtrs. Wide Road

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of documents, the devolution of Title of the said Land is as under:

Devolution of land bearing Survey No. 61 admeasuring 261656 sq. mtrs.
("said Plot")

(a) It appears from the revenue records that vide order of the Mamlatdar, Dascroi bearing no. L.N.D. *Ekata* - Kali - Va. Shi - 3517/73 dated 21.11.1973, various non-agricultural lands bearing Survey Nos. 61/1+2, 62, 63 paiki, 64, 65, 66, 71, 72, 73, 74/1+2, 75, 76/1, 76/2, 77/1+2, 78, 79, 86/1+2, 87, 88, 89, 91 paiki, 92, 93 paiki, 94 paiki, 95 paiki and 96 paiki situated adjacent to each other and in the ownership of Gujarat Steel Tubes Company Limited was consolidated under Rule 11 of the Land Revenue Rules, 1972. The said event was entered in the revenue records on 4.1.1974 vide mutation entry no. 1172.

(b) Thereafter, it appears that the land bearing Survey No. 90 was a *Sarkari Padtar* land. Further, the same was allotted to Gujarat Steel Tubes Company Limited for industrial use vide orders of the





Government bearing no.1970/45 dated 17.10.1947 and L.N.D. 3956/75117-B dated 7.8.1956 with a condition to pay the assessment amount of non-agricultural land. The same was assessed at Rs. 9/- per sq. mtr. or Rs. 7.50/- per sq. yard vide order of the Collector bearing no. C.B./L.N.D./9501 dated 20.9.1974 as per List of the Revenue Department, Government of Gujarat bearing no. Ja.Ma.Ma/1772/Ma:15397-A dated 21.1.1974. Upon the payment of the assessment amount, the land bearing Survey No. 90 was recorded in the name of Gujarat Steel Tubes Company Limited vide letter of the Mamlatdar, Dascroi bearing no. Jamin/Kali/0 S.R. 123/74 Va. Shi. 3191/74 dated 24.9.1974 and Va. Shi. 3878/74 dated 30.11.1974. The said event was entered in the revenue records on 31.12.1974 vide mutation entry no. 1189.

Note: The abovementioned mutation entry, though pertaining to the said Plot is not reflected in the 7/12 extracts of the same.

- (c) Further, vide mutation entry no. 897, land bearing Survey No. 95 paiki admeasuring 7 Gunthas 4 Are was recorded in the name of Gujarat Steel Tubes Company Limited. However, erroneously, the area of the land bearing Survey No. 95 paiki was entered as 2 Acres 16 Gunthas and 12 Are along with 3 Gunthas of Pot Kharaba land. Therefore, a rectification order was issued to rectify the said error and update the area as 7 Gunthas and 4 Are, in respect whereof mutation entry no. 1190 was entered in the revenue records on 31.12.1974.

- (d) Subsequently, the non-agricultural lands bearing Survey Nos. 80/1, 80/2, 80/3, 81/1, 81/2, 82/1, 81/2, 84 paiki and 85, situated adjacent to each other and in the ownership of the Gujarat Steel Tubes





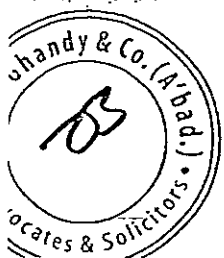
Company Limited was consolidated with land bearing Survey No. 61 under Rule 11 of the Land Revenue Rules, 1972, vide order of the Mamlatdar, Dascroi bearing no. Census 34/2 No. Jamin/Ekatra/Va. Shi 2136 dated 13.1.1980. The said event was entered in the revenue records on 6.3.1980 vide mutation entry no. 1273.

- (e) Further, the non-agricultural lands bearing Survey Nos. 61 and 90, situated adjacent to each other and in the ownership of the Gujarat Steel Tubes Company Limited was consolidated under Rule 11 of the Land Revenue Rules, 1972, vide order of the Mamlatdar, Dascroi bearing no. Jaman/Va4011 dated 28.7.1980. The said event was entered in the revenue records on 6.9.1980 vide mutation entry no. 1283.
- (f) Thereafter, vide Order of Sale Tax Officer (1) Dhatak-10 bearing no. Ve.Ve.La (1) Dha.-10 Vasal/97-98/ Ni 7170 dated 15.12.1997 and Order of the City Mamlatdar bearing no. R.T.S. Va. Shi. 1075/98 dated 20.3.1998, charge of Sales Tax was created over the said Plot as payment of Sales Tax was pending. The said event was entered in the revenue records on 20.6.1998 vide mutation entry no. 1538.
- (g) Later, as land revenue was not paid by the Gujarat Steel Tubes Company Limited to the Government, a charge in respect of the same was recorded in the column of other rights in the 7/12 extracts of the said Plot, vide order of the City Mamlatdar bearing no. R.I.B./Vasulat Jumbesh/2000 dated 15.3.2000. The said event was entered in the revenue records on 25.4.2000 vide mutation entry no. 1581.





- (h) Further, vide notice from the office of Talati, Kali and Letter of the Mamlatdar bearing no. R.T.S./R.E.B./Va.Shi. 1763/04 dated 25.6.2004 charge of Nagar Palika was entered in the revenue records on 1.7.2004 vide mutation entry no. 1658 since the payment of Nagar Palika tax was pending to be made by Gujarat Steel Tubes Company Limited.
- (i) Subsequently, part of the said Plot admeasuring 89591 sq. mtrs. was sold and conveyed by Gujarat Steel Tubes India Limited in favour of Shashwat Homes Private Limited vide a sale deed registered at the office of the Sub-Registrar of Assurances under serial no. 13049 dated 22.11.2006. The aforesaid sale transaction is effected by the Official Liquidator of Gujarat Steel Tube Ltd. (In Liquidation) pursuant to the Order passed by the Hon'ble Gujarat High Court dated 30.9.2004 / 1.10.2004 *inter alia* confirming the sale of the said Plot in favour of Spectra Enterprises Pvt. Ltd. through the process of auction. By exercising its right of nomination, Spectra Enterprises Pvt. Ltd. nominated Shashwat Homes Pvt. Ltd. as a Purchaser of the said Plot and therefore, Spectra Enterprises Pvt. Ltd. had also joined the execution of the sale deed mentioned above for the said Plot. The said event was entered in the revenue records on 23.5.2007 vide mutation entry no.1690. However, the said entry was cancelled as the revenue records erroneously recorded the said Plot as an agricultural land.
- (j) Further, part of the said Plot admeasuring 172065 sq. mtrs. was sold and conveyed by Gujarat Steel Tubes India Limited in favour of Shashwat Homes Private Limited vide a sale deed registered at the





office of the Sub-Registrar of Assurances under serial no. 13052 dated 22.11.2006. The aforesaid sale transaction is effected by the Official Liquidator of Gujarat Steel Tube Ltd. (In Liquidation) pursuant to the Order passed by the Hon'ble Gujarat High Court dated 30.9.2004 / 1.10.2004 *inter alia* confirming the sale of the said Plot in favour of Spectra Enterprises Pvt. Ltd. through the process of auction. By exercising its right of nomination, Spectra Enterprises Pvt. Ltd. nominated Shashwat Homes Pvt. Ltd. as a Purchaser of the said Plot and therefore, Spectra Enterprises Pvt. Ltd. had also joined the execution of the sale deed mentioned above for the said Plot. The said event was entered in the revenue records on 23.5.2007 vide mutation entry no.1691. However, the said entry was cancelled as the revenue records erroneously recorded the said Plot as an agricultural land.

- (k) Thereafter, a rectification order was issued by the City Mamlatdar, Ahmedabad bearing no. RTS/Sudharo/SR -18/07/Va.Shi - 2495/07 dated 21.5.2007, vide which area of the said Plot was rectified to be 261656 sq. mtrs. instead of 642512 sq. mtrs.. The said event was entered in the revenue records on 23.5.2007 vide mutation entry no. 1692.
- (l) Further, event of sale in favour of Shashwat Homes Private Limited, recorded vide mutation entry no. 1690 was certified vide mutation entry no. 1693 dated 23.5.2007.
- (m) Subsequently, event of sale in favour of Shashwat Homes Private Limited, recorded vide mutation entry no. 1691 was certified vide mutation entry no. 1694 dated 23.5.2007.





- (n) Thereafter, charge of Nagar Palika created vide mutation entry no. 1658 was cleared upon the payment of requisite dues, in respect whereof, mutation entry no. 1702 was entered in the revenue records on 30.8.2007.
- (o) Later, charge of land revenue created vide mutation entry no. 1581 was released on account of repayment of the requisite dues, in respect whereof mutation entry no. 1703 was entered in the revenue records on 30.8.2007.
- (p) Subsequently, rectification order was issued vide which order of the City Mamlatdar bearing no. RTS/Sudharo/A.R.No.377 dated 19.4.2008, which was erroneously inserted in the column of other rights in the 7/12 extracts of the said Plot, was ordered to be removed and effect of mutation entry no. 1702 was given thereof. The said event was entered in the revenue records on 5.5.2008 vide mutation entry no. 1738.
- (q) Thereafter, vide Order of the City Mamlatdar bearing No. RTS/Sudharo/Kshatiyadi/SR No. 578/08 dated 11.8.2008, errors committed during the computerization of the revenue records were ordered to be rectified. The said event was entered in the revenue records on 18.8.2008 vide mutation entry no. 1747.
- (r) Further, we have been provided with a Certificate of the Ministry of Corporate Affairs, Government of India dated 23.8.2013, whereby Shashwat Homes Pvt. Ltd. has been converted and registered as





Shashwat Homes LLP. The said Certificate is attached herewith as Annexure-I.

- (s) Later, vide Order of the Collector, Ahmedabad bearing No. CB/LAND-2/NA/SR.782/2011 dated 16.3.2013, part of the said Plot admeasuring 188188 sq. mtrs. was converted to non-agricultural land specifically for residential use, on the terms and conditions mentioned in the said Order. The said event was entered in the revenue records on 2.4.2013 vide mutation entry no.2003.
- (t) Subsequently, vide letter of the Official Liquidator, Ministry of Corporate Affairs, Government of India bearing no. OL/Gujarat Steel Tubes Ltd/4885/2011 dated 12.10.2011, charge of Government of Gujarat created vide mutation entry no. 966 and charge of Sales Tax created vide mutation entry no. 1538 were released. The said event was entered in the revenue records on 28.5.2013 vide mutation entry no. 2010. However, the said entry was cancelled as Certificate of the Commissioner of Commercial Tax was not produced before the relevant authority.
- (u) Meanwhile, the Ahmedabad Municipal Corporation proposed the Town Planning Scheme No. 66/A encompassing parcels of land falling within the limits of village: Kali, Chenpur and Ranip. By virtue of the said Draft Town Planning Scheme land bearing Survey No. 61 admeasuring about 261656sq. mtrs was proposed to be bifurcated into 4 final plots bearing no.s (i) 61/1 admeasuring 48854 sq. mtrs, (ii) 61/2 admeasuring 61787 sq. mtrs., (iii) 61/3 admeasuring 7331 sq. mtrs and (iv) 61/4 admeasuring 39022 sq. mtrs subject to the terms and conditions mentioned vide communication dated



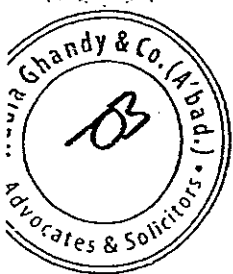


6.3.2014. The said communication is annexed hereto and marked Annexure-II.

- (v) Thereafter, vide Order of the Gujarat High Court dated 15.5.2008 passed in the Company Application No. 266/2008 with Company Application No. 83/2008 in Official Liquidator No. 117/2006 with Company Application No. 199/2008 in Company Application No. 273/2007 with Official Liquidator No. 48/2008 in Company Application No. 554/2007, it was stated that the auction purchasers of the said Plot 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. The said event was entered in the revenue records on 8.10.2014 vide raw mutation entry no. 2087.

Devolution of the said Land

- (a) The Owners viz. Shashwat Homes LLP have entered in to a registered Development Agreement bearing serial no. 11558 dated 9.10.2014 in favour M/s A V S Corporation, a Partnership concern, whereby the Owners have granted and assigned the development rights over the said Land in favour of M/s A V S Corporation;





(b) Further, Ahmedabad Municipal Corporation, vide its Commencement Letter (Rajachitthi) dated 1.11.2014 bearing no. 02561/200614/A2201/M1 has sub-divided the land bearing Final Plot No. 61/2 admeasuring 61787 sq. mtrs. in to two Sub Plots viz. (1) Sub Plot No. 1 admeasuring 20927.47 sq. mtrs. i.e. *the said Land* and (2) Sub Plot No. 2 admeasuring 40859.53 sq. mtrs. and, has further granted permission to commence construction and development over the same. A copy of the abovementioned Commencement Letter (Rajachitthi) along with the Map depicting the sub-division is attached herewith as **Annexure-III**.

5. DOCUMENTS VERIFIED:

For the purpose of this Title Certificate, we have ascertained/verified the following documents:

- (i) Village Form no. 7/12 of the said Plot;
- (ii) Mutation entries in Form no. 6 relating to the said Plot;
- (iii) Sale Deed bearing registration no. 13049 dated 22.11.2006;
- (iv) Sale Deed bearing registration no. 13052 dated 22.11.2006;
- (v) Communication dated 6.3.2014 of the Ahmedabad Municipal Corporation.
- (vi) Development Agreement bearing serial no. 11558 dated 9.10.2014;
- (vii) Commencement Letter (Rajachitthi) dated 1.11.2014 bearing no. 02561/200614/A2201/M1.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 19.3.2014 and 17.7.2014 and the following documents are noted in the





revenue records with regard to the said Land, apart from the documents mentioned in the report above:

- (a) A Debenture Trust Deed dated 4.12.1990 bearing registration no. 11147 executed by Gujarat Steel Tubes Limited in favour of The Industrial Credit and Investment Corporation of India Limited.
- (b) A Debenture Trust Deed dated 21.8.1991 bearing registration no. 17185 executed by Gujarat Steel Tubes Limited in favour of The Industrial Credit and Investment Corporation of India Limited.

The aforesaid debt has been satisfied during the proceedings before the Gujarat High Court as evidenced by Order passed in Company Application No. 89 of 2008 dated 19.3.2008 and Order passed in Company Application No. 264 of 2008 dated 20.10.2008.

7. PUBLIC NOTICE:

For verification of title to the said Land we have issued public notices in local newspaper (1) Times of India (Ahmedabad Edition) on 6.2.2014 and (2) Divya Bhaskar (Ahmedabad Edition) on 6.2.2014 (copies of which is annexed hereto as Annexure-IV) and pursuant to said public notices we have not received any objections.

8. STATUS OF THE SAID LAND:

The Village Form No. 7/12 as on date 29.10.2014 reflects the tenure of the said Plot to non-agricultural land for the purpose of residential use.

Note: The 7/12 extracts of the said Plot reflects the tenure of the said Plot as non-agricultural land for residential use in the column of other rights and as entered vide mutation entry no. 2003 as mentioned in clause (s)



WADIA GHANDY & CO. (AHMEDABAD)



hereinabove. However, the column of other details reflects the use as commercial use.

9. FINAL OBSERVATIONS:

On the basis of the investigation of title carried out by us as aforesaid and subject to what is stated hereinabove; the *Owner* viz. *Shashwat Homes LLP* has a clear and marketable title to the said Land.

DATED THIS 28th DAY OF NOVEMBER, 2014

For, Wadia Ghandy & Co. (Ahmedabad)

T. O. Bhatt

Partner



Annexure - 'I'

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar, RoC-Ahmedabad
RoC Bhavan, Opp Rupal Park Society, Behind Ankur Bus Stop, Naranpura,
Ahmedabad - 380013, Gujarat, INDIA

FORM 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION

OF

SHASHWAT HOMES PRIVATE LIMITED

TO

SHASHWAT HOMES LLP

LLP Identification Number: AAB-7284

It is hereby certified that SHASHWAT HOMES LLP is this day registered pursuant to section 58(1) of the LLP Act 2008.

Given at Gujarat this Twenty Third day of August Two Thousand Thirteen.

Signature valid

Digitally signed by Misra
Shyam N
Date: 2013.08.23 19:50:17
GMT+05:30

Registrar, Gujarat, Dadra and Nagar Haveli

Note: The corresponding form has been approved by VILAS SAMBHAJI HAJARE, Assistant Registrar and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
SHASHWAT HOMES LLP
603, SURMOUNT, OPP ISKON TEMPLE, S.G. ROAD,
AHMEDABAD - 380015,
Gujarat, INDIA





અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન

સીટી પ્લાનીંગ ખાતુ, મધ્યસ્થ કચેરી
૩ જો માળ, સરદાર પટેલ ભવન, દાણાપીઠ, અમદાવાદ-૩૮૦૦૦૧
વેબ સાઈટ : www.egovamc.com



Annexure - II

રેકૉર્ડ નં: સીપીડી/અમ્યુકો./૫૭૧+૫૭૨

સીટી પ્લાનીંગ ખાતુ

તા: ૧૦/૦૧/૨૦૧૪

પ્રતિશ્રી

ડાયરેક્ટરશ્રી, શાશ્વત હોમ્સ પ્રા.લી.

૬૦૩, સરમાઉન્ટ કોમ્પ્લેક્સ,

ઈસ્કોન મોલ સામે, એસ.જી.રોડ, અમદાવાદ

સીટી પ્લાનીંગ ખાતુ	સી. ડી. કોર્પો.
જન્મ તારીખ: ૧૯૭૧	જન્મ સ્થળ: ૨૧૭૨
રે.ટી.:	૧૦૧૧૪

વિષય:- મોજે કાળી ગામના રેવન્યુ સર્વે નં. ૬૧ તથા મોજે ચેનપુરના રે. સર્વે નં. ૧૮/૧/૧, ૧૮/૧/૨, ૧૮/૨, ૨૦/૧, ૩૭/૨, ૩૮/૧, ૩૮/૨, ૩૮/૩, ૩૮/૨, ૩૮/૩, ૪૫+૪૬, ૩૮/૨ તથા ૩૮/૩ માં વિકાસ પરવાનગી અંતર્ગત અભિપ્રાય પાઠવવા બાબત.

સંદર્ભ: (૧) આપશ્રીની અરજીક્રમાંક: સીપીડી/એએમસી/૫૭૨ તથા ૫૭૧, તા. ૨૫/૦૫/૨૦૧૨

(૨) તા. ૨૭/૦૮/૨૦૧૨ના રોજ કરવામાં આવેલ નિર્ણય તથા તે અનુસાર અરજદારને તા: ૦૩/૧૧/૨૦૧૨ થી કરેલ જાણ.

(૩) આપશ્રી દ્વારા રજૂ કરવામાં આવેલ સંમતિ પત્ર સીપીડી/એએમસી/૩૦૧૩ તા: ૨૧/૧૦/૨૦૧૩

(૪) મ્યુનિસિપલ કમિશનરશ્રીનો નિર્ણય તા: ૦૮/૦૧/૨૦૧૪.

શ્રીમાન,

ઉપરોક્ત વિષય સંદર્ભે જણાવવાનું કે સુચિત ટી.પી.સીમનં. ૬૬/એ માં મોજે કાળી ગામના રેવન્યુ સર્વે નં. ૬૧ તથા મોજે ચેનપુરના રે. સર્વે નં. ૧૮/૧/૧, ૧૮/૧/૨, ૧૮/૨, ૨૦/૧, ૩૭/૨, ૩૮/૧, ૩૮/૨, ૩૮/૩, ૩૮/૨, ૩૮/૩, ૪૫+૪૬, ૩૮/૨ તથા ૩૮/૩ માં વિકાસ પરવાનગી અંતર્ગત અભિપ્રાય આપવા માટે આપશ્રી દ્વારા કરવામાં આવેલ અરજી સંદર્ભે - ૪ થી મ્યુનિ. કમિશનરશ્રીના નિર્ણય અનુસાર વિકાસ પરવાનગી અંગે નિર્ણય લેવામાં આવેલ છે. તદ્અનુસાર અત્રેના વિભાગેથી નીચે મુજબ સુચિત અંતિમખંડ ફાળવવા નિર્ણય લેવાયેલ છે.

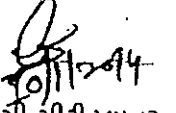
તખડો	રે. સ. નં	મુખખંડ નં. (સુચિત)	ક્ષેત્રફળ ચો.મી.	અંતિમખંડ નં. (સુચિત)	ક્ષેત્રફળ ચો.મી.	નેટ ડિમાન્ડ ડિપોઝીટ (રૂપિયામાં)
સુચિત પ્રકટ સીમ મુજબ (મોજે-કાળી)	૬૧	૬૧	૨૬૧૬૫૬	૬૧/૧ ૬૧/૨ ૬૧/૩ ૬૧/૪	૪૮૮૫૪ ૬૧૭૮૭ ૭૩૩૧ ૩૮૦૨૨	૩,૪૦,૧૮,૦૦૦/-
સુચિત પ્રકટ સીમ મુજબ (મોજે-ચેનપુર)	૧૮/૧/૧, ૧૮/૧/૨, ૧૮/૨, ૨૦/૧, ૩૭/૨, ૩૮/૧, ૩૮/૨, ૩૮/૩, ૪૫+૪૬	(૧૮/૧/૧+ ૧૮/૧/૨+ ૧૮/૨+ ૨૦/૧+ ૩૭/૨+ ૩૮/૧+ ૩૮/૨+ ૩૮/૩+ ૪૫+૪૬)	૨૫૨૮ ૨૮૩૩ ૫૭૬૭ ૧૨૮૨૮૬ ૧૬૧૮ ૨૩૨૭ ૨૦૨૩ ૨૦૨૩ ૧૬૨૫૩	(૧૮/૧/૧+૧૮/૧/૨+૧૮/૨ +૨૦/૧+૩૭/૨+૩૮/૧+ ૩૮/૨+૩૮/૩+૪૫+૪૬)/૧ (૧૮/૧/૧+૧૮/૧/૨+૧૮/૨ +૨૦/૧+૩૭/૨+૩૮/૧+ ૩૮/૨+૩૮/૩+૪૫+૪૬)/૨ (૧૮/૧/૧+૧૮/૧/૨+૧૮/૨ +૨૦/૧+૩૭/૨+૩૮/૧+ ૩૮/૨+૩૮/૩+૪૫+૪૬)/૩ (૧૮/૧/૧+૧૮/૧/૨+૧૮/૨ +૨૦/૧+૩૭/૨+૩૮/૧+ ૩૮/૨+૩૮/૩+૪૫+૪૬)/૪	૧૫૬૮૮૪ ૧૩૨૫૮ ૬૬૭૮૭ ૮૩૮૮ ૮૭૫૨	૨,૧૨,૭૫,૦૦૦/- ૮,૨૮,૫૦૦/- ૫,૬૨,૨૫,૦૦૦/-
	૩૮/૨+૩૮/૩	૩૮/૨+૩૮/૩	૭૧૮૪	૩૮/૨+૩૮/૩	૮૮૧૮૬	
			૪૩૨૫૦૦		૪૩૧૦	
					૨૫૮૫૦૦	

તદ્અનુસાર વિકાસ પરવાનગી અંતર્ગત અભિપ્રાય મેળવવા માટે સંદર્ભ:૪ થી મળેલ મંજૂરી મુજબ, સવાલવાળા રેવન્યુ સર્વે નંબર માં રૂા. ૫,૬૨,૨૫,૦૦૦/- (અંકે રૂપિયા પાંચ કરોડ બાસઠ લાખ પચ્ચીસ હજાર પુરા) “ નેટ ડિમાન્ડ ડીપોઝીટ ” પેટે અ.મ્યુ.કોર્પો.માં દિન-૧૫ માં જમા કરાવી અત્રે પહોંચ રજુ કરવા વિનંતી છે.

સદરહુ નાણાં અત્રેથી તૈયાર કરવામાં આવનાર “ ડ્રાફ્ટ ટી.પી.સ્કીમના એક ફોર્મ મુજબ થનાર નેટ ડિમાન્ડની રકમ સામે વધ/ઘટ રકમ આપવાની/લેવાની રહેશે ” તેમજ “ સુચિત અંતિમખંડમાં ભળતી અન્ય માલીકોની જમીન અંગે જમીન માલીકો સાથે કબજા ફેરફારની કાર્યવાહી અગાઉથી કરવાની રહેશે. ” તે મુજબની શરતે વસુલ લેવામાં આવશે.

ફી કલાર્કશ્રી, સીટી સીવીક સેન્ટર,

સદરહુ નાણાં બજેટ કોડ “ ૨૧૨, ટી.ડી.ઓ. ડીપાર્ટમેન્ટ-૧૩૪૩૩ હેઠળ જમા લેશે.


આસી.સીટી પ્લાનર



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 49(1)(B) & The Bombay Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

Case No: LTS/NWZ/200614/GDR/A2201/M1
 Rajachitthi No: 02561/200614/A2201/M1
 Arch/Engg. No.: ER0799070716
 Owner Name: BHARAT BHUSHAN GUPTA, PARTNER OF SHASHWAT HOMES LLP (PARTNER OF SHASHWAT HOMES PVT LTD)
 Address: 603, SURMOUNT, OPP ISKON RELIANCE MALL, S.G. HIGHWAY, AHMEDABAD
 Occupier Name: BHARAT BHUSHAN GUPTA, PARTNER OF SHASHWAT HOMES LLP (PARTNER OF SHASHWAT HOMES PVT LTD)
 Address: 603, SURMOUNT, OPP ISKON RELIANCE MALL, S.G. HIGHWAY, AHMEDABAD
 Election Ward: 3-KALI
 TPSchema: 66/A - Ranip
 Sub Plot No.:
 Site Address: SHASHWAT HOMES (GST), NR KHODIYAR MATA TEMPLE, NEW RANIP, KALI GAM, AHMEDABAD - 382470.

Arch/Engg. Name: SHAH HARESH AMRUTAL
 Zone: NEW WEST
 Proposed Final Plot No: 61/2 (RS NO. 61)
 Block/Tenament:

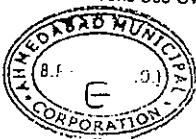
Date: 01 NOV 2014

The above case of Sub division is approved as per attached plan. The plan are truly signed by competent authority.

Sub Inspector (Civic Center)
 Asst. T.D.O./Asst. E.O. (Civic Center)
 H.R. SHAH Dy TDQ New west
 D.P. DESAI Dy MC New west

- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
- (2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42/DT.-13/06/06.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER DRAFT GDR AS PER LETTER NO: VNM-112013-1133-L, DT. 20/04/2013 OF URBAN DEVELOPMENT DEPT. OF GOVT. OF GUJARAT SUBJECT TO CONDITION THAT, IF ANY CHANGES / MODIFICATION IN THESE REGULATIONS (GDR) IS MADE IN FUTURE BY AUTHORITY OR STATE GOVT., OWNER/APPLICANT SHALL HAVE TO STRICTLY FOLLOW THOSE CHANGES / MODIFICATIONS AND SHALL HAVE TO TAKE REVISED DEVELOPMENT PERMISSION IF REQUIRED UNDER THE RULES, AND SHALL MODIFY / REMOVE / DEMOLISH THE APPROVED CONSTRUCTION OR PART THEREOF AT THEIR COST BECAUSE OF SUCH CHANGES / MODIFICATION AND SHALL WILL NOT ASK FOR ANY COMPENSATION FOR IT. AND WILL NOT MAKE ANY COURT LITIGATION AGAINST THE AUTHORITY OR STATE GOVT. FOR SUCH CHANGES / MODIFICATION AND OWNER/APPLICANT SHALL BE SOLELY BE RESPONSIBLE FOR ANY LITIGATION/ COURT MATTER, IF ARISES IN FUTURE. AND SHALL HAVE TO PAY FOR ALL COST FOR SUCH LITIGATION IMPOSED ON AUTHORITY OR STATE GOVT.
- (4) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-01/10/2014.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHEPTER NO. 27 OF DRAFT GDR.
- (6) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST. CITY PLANNER VIDE THEIR LETTER NO:- CPD/AMC/GEN/571 + 572 DT. 06/03/2014, 17/05/2014, 14/10/2014 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (7) ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P.) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER DRAFT T.P. SCHEME ACCORDING TO CIRCULAR NO. 1/07-09-2006 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF ASST.T.D.O. (NWZ) DT. 27/05/2014.

For Other Terms & Conditions See Overleaf



Annexure - IV

The Times of India

6, February 2014

Thursday

PUBLIC NOTICE			
Notice is hereby given that we have been approached by our client to investigate the ownership of Shashwat Homes LLP (formerly known as Shashwat Homes Private Limited) on all that piece and parcels of land as mentioned herein below situated within the limits of Taluka Ahmedabad City - West and District Ahmedabad.			
Sr. No.	Village	Survey No.	Area in Sq. Mtrs.
1.	Chenpur	Consolidated Survey No. 20/1 (Erstwhile Survey Nos. 20/1, 20/2, 21, 22/1, 22/2, 23/1, 23/2, 23/3, 24 paiki, 28, 29, 30, 31/1, 31/2, 31/3, 31/4, 31/5, 32/1, 32/2, 32/3, 33/1, 33/2, 33/3, 33/4, 36/1, 36/2, 36/3, 36/4, 36/4/2, 36/4/3, 36/4/4, 43, 27, 34, 44/1 and 44/2)	128286
2.	Chenpur	19/1/1	2529
3.	Chenpur	19/1/2	2833
4.	Chenpur	19/2	5767
5.	Chenpur	37/2	1619
6.	Chenpur	38/1	2327
7.	Chenpur	38/2	2023
8.	Chenpur	38/3	2023
9.	Chenpur	39/2	2005
10.	Chenpur	39/3	4909
11.	Chenpur	45+46	16289
12.	Kali	Consolidated Survey No. 61 (Erstwhile Survey Nos. 61/1+2, 62, 63 paiki, 64, 65, 66, 71, 72, 73, 74/1+2, 75, 76/1+2, 77/1+2, 78, 79, 86/1+2, 87, 88, 89, 91 paiki, 92, 93 paiki, 94 paiki, 95 paiki, 96, 80/1, 2, 3, 81/1+2, 82/1+3, 84 paiki, 85 and 90)	261656
(abovementioned land parcels bearing Serial No. 1 to 12 hereinafter referred to as the "said parcels of land")			
All persons having or claiming any estate, right, title, interest or demand whatsoever to or in respect of the said parcels of land, whether by way of sale, mortgage, lease, sub-lease, charge, tenancy, sub-tenancy, license, gift, inheritance, maintenance, encumbrance or otherwise howsoever, are required to make the same known in writing along with relevant documentary proof in that regard to the undersigned within 14 (Fourteen) days from the date of publication of this notice through Registered AD Post, failing which, any such right or claim shall be disregarded and shall be deemed to have been waived.			
Date : 05-02-2014			
Tanvish Bhatt Wadia Chandy & Co. (Ahmedabad) (Advocates & Solicitors)			
1 st floor, Chandan House, Near Mayor's Bungalow, Law Garden, Ahmedabad-380006. Ph: (079) : 26564700/26564800. Fax : (079) 26564300.			

