Non-Agricultural Land bearing **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters **Paiki 20743 Sq. Meters** of **Final Plot No.76/2** (having Old Final Plot No.61/2) total admeasuring 156994 Sq. Meters) (allotted in lieu of Consolidated Survey No.61, admeasuring 261656 Sq. Meters) or thereabouts of T.P. Scheme No.66/A (Kali-Chenpur-Ranip), situate, lying and being at Village Mouje **KALI** Sim, Taluka **Sabarmati**, Registration District **Ahmedabad** and Sub District **AHMEDABAD-2 (VADAJ)**

OWNED BY : KEVAL VISION CORPORATION

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

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

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No. Date :

TITLE CLEARANCE CERTIFICATE WITH SEARCH REPORT

To,
Keval Vision Corporation, A Partnership Firm through its Administrative Partner, Shri Kevalkumar B. Mehta, 802, Pinnacle Business Park, Prahlad Nagar, Ahmedabad.

Sub : In the matter of an immovable property of **Non-Agricultural Land** bearing **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters **Paiki 20743 Sq. Meters** of **Final Plot No.76/2** (having Old Final Plot No.61/2) total admeasuring 156994 Sq. Meters) (allotted in lieu of Consolidated Survey No.61, admeasuring 261656 Sq. Meters) or thereabouts of T.P. Scheme No.66/A (Kali-Chenpur-Ranip), situate, lying and being at Village Mouje **KALI** Sim, Taluka **Sabarmati**, Registration District **Ahmedabad** and Sub District **AHMEDABAD-2 (VADAJ)** belonging to **a partnership firm - Keval Vision Corporation, through its Administrative Partner, Kevalkumar B. Mehta.**

I refer the instructions given to me and necessary papers, deeds and documents submitted to me and also as per your sworn declaration, I gone through all such documents submitted by you believing the same to be true and genuine, and accordingly I have taken necessary search with only *available and legible* revenue records as well as records of Sub Registrar Office, Ahmedabad-1 (City) on dated 11/02/2016 by Application No.3106 & Receipt No.2016002003771 (from 1986 to 1994) & Sub Registrar Office, Ahmedabad-2 (Vadaj) on dated 11/02/2016 by Application No.3077 & Receipt No.2016003004807 (from 1994 to 2016) and depends on the search as well as perusal of above papers, deeds and documents, I hereby submit my report on title as follows:

That the Gujarat Steel Tubes Company Limited was independent owner, occupier and possessor of the land bearing Consolidated Survey No.61, total admeasuring 261656 Sq. Meters prior to thirty years.

MANSINH K. PARMAR G-0155/2000 ADVOCATE

That the charge of sales tax created on the entire land as payment of Sales Tax was pending therefore as per order of the Sales Tax Officer (1) Unit-10 vide Order No.V.V.L.(1) U-10-Vasal/97-98/Ni.7170, dated 12/15/1997 and thereunder order of the Mamlatdar, Taluka City, District Ahmedabad vide Order No.RTS/Va.Shi. 1075/98, dated 23/03/1998, and entry to that effect entered in the revenue records by Mutation Entry No.1538 on dated 20/06/1998.

That the land revenue dues was not paid by the Gujarat Steel Tubes Company Limited to the Government of Gujarat hence charge thereof created on the entire land as per order of the Mamlatdar, Taluka City, District Ahmedabad vide Order No.RIB/Vasulat Zumbesh/2000, dated 15/03/2000, and entry to that effect entered in the revenue records by Mutation Entry No.1581 on dated 25/04/2000.

That the charge of Nagar Palika was not paid by the Gujarat Steel Tubes Company Limited hence charge thereof created on the entire land as per notice of Talati Office, Kali and order of the Mamlatdar, Taluka City, District Ahmedabad vide Order No.RTS/REB/Va.Shi. 1763/04, dated 25/06/2004, and entry to that effect entered in the revenue records by Mutation Entry No.1658 on dated 01/07/2004.

Thereafter the Gujarat Steel Tubes Company Limited has sold and conveyed part of the plot of land, admeasuring 89591 Sq. Meters to Shashwat Homes Private Limited by Sale Deed, registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13049. This transaction of sale was effected by Official Liquidator of Gujarat Steel Tubes Company Limited (In Liquidation) pursuant to order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 - 01/10/2004 *inter alia* confirming sale of the land in favour of Spectra Enterprises Private Limited thorugh process of auction. By exercising its rights of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited being Purchaser of the land and therefore Spectra Enteprises Private Limited had joined above execution of sale deed for the land mentioned therein. And entry to that effect entered in the revenue records by Mutation Entry No.1690 on dated 23/05/2007, but the entry was cancelled caused the land recorded as an agricultural land in revenue record.

MANSINH K. PARMAR ADVOCATE G-0155/2000

Thereafter the Gujarat Steel Tubes Company Limited has sold and conveyed part of the plot of land, admeasuring 172065 Sq. Meters to Shashwat Homes

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

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No. Date :

Private Limited by Sale Deed, registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 22/11/2006 under Serial No.13052. This transaction of sale was effected by Official Liquidator of Gujarat Steel Tubes Company Limited (In Liquidation) pursuant to order passed by the Hon'ble High Court of Gujarat, dated 30/09/2004 - 01/10/2004 *inter alia* confirming sale of the land in favour of Spectra Enterprises Private Limited thorugh process of auction. By exercising its rights of nomination, Spectra Enterprises Private Limited nominated Shashwat Homes Private Limited being Purchaser of the land and therefore Spectra Enteprises Private Limited had joined above execution of sale deed for the land mentioned therein. And entry to that effect entered in the revenue records by Mutation Entry No.1691 on dated 23/05/2007, but the entry was cancelled caused the land recorded as an agricultural land in revenue record.

Thereafter as per order of the Mamlatdar, Taluka City, District Ahmedabad vide Order No.RTS/Promulgation/SR-18/7/Vashi-2495/07, dated 21/05/2007, area of the land has been rectified as 261656 Sq. Meters instead of 642512 Sq. Meters, and entry to that effect entered in the revenue records by Mutation Entry No.1692 on dated 23/05/2007.

Thereafter effect of sale of land as per Mutation Entry No.1690 has been further posted, and entry to that effect entered in the revenue records by Mutation Entry No.1693 on dated 23/05/2007.

Thereafter effect of sale of land as per Mutation Entry No.1691 has been further posted, and entry to that effect entered in the revenue records by Mutation Entry No.1694 on dated 23/05/2007.

Thereafter charge of Nagar Palika created by Mutation Entry No.1658 on the land was removed upon payment of requisite dues as per Certificate / Settlement Letter of Chief Officer, Kali Nagar Palika, dated 30/06/2006, and entry to that effect entered in the revenue records by Mutation Entry No.1702 on dated 30/08/2007.

Thereafter charge of land revenue dues created by Mutation Entry No.1581 on the land was removed upon payment of requisite dues on dated 22/08/2007, and entry to that effect entered in the revenue records by Mutation Entry No.1703 on dated 30/08/2007.

MANSINH K. PARMAR ADVOCATE G-0155/2000

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

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No. Date :

Thereafter charge of Nagar Palika removed from revenue record as per Mutation Entry No.1702 however it shows in computerized record hence as per order of the Mamlatdar, Taluka City, District Ahmedabad vide Order No.RTS/Promulgation/A.R.No. 377, dated 19/04/2008 this charge has been deleted from record, and entry to that effect entered in the revenue records by Mutation Entry No.1738 on dated 05/05/2008.

Thereafter as per order of the Mamlatdar, Taluka City, District Ahmedabad vide Order No.RTS/Promulgation/Promulkgation Register/SR No.578/08, dated 11/08/2008, necessary corrections of computerized record have been rectified, and entry to that effect entered in the revenue records by Mutation Entry No.1747 on dated 18/08/2008.

Thereafter the Hon. District Collector, Ahmedabad has granted Non Agricultural Use Permission bearing Consolidated Survey No.61 (land of Old Survey Nos.61/1+2, 62, 71, 73 & others) admeasuring 188188 Sq. Meters (area as per final plot) of T.P. Scheme No.66/A for Residential Purpose by their Order No.CB/LAND-2/N.A./S.R.-782/2011, dated 16/03/2013 *SUBJECT TO* Conditions mentioned in the order being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.2003 on dated 02/04/2013.

Thereafter charge of Government of Gujarat created by Mutation Entry No.966 & charge of Sales Tax created by Mutation Entry No.1538 on the land were removed 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 entry to that effect entered in the revenue records by Mutation Entry No.2010 on dated 28/05/2013, but the entry has been cancelled caused Certificate of the Commissioner of Commercial Tax was not produced before the competent authority therefore I am of the opinion that effect of this entry further to be posted and certified in the revenue records and accordingly above charges being removed from the record.

Thereafter Town Planning Scheme No.66/A (Kali-Chenpur-Ranip) proposed for Mouje Village KALI Sim and according to that the land bearing Consolidated Survey No.61, total admeasuring 261656 Sq. Meters has been allotted initially **Final Plot No.61,** total admeasuring **156994 Sq. Meters** or thereabouts.

MANSINH K. PARMAR ADVOCATE G-0155/2000

Thereafter the Ahmedabad Municipal Corporation has proposed the T.P. Scheme No.66/A (Kali-Chenpur-Ranip) encompassing parcels of land falling within the limits of Mouje Village Kali, Chenpur and Ranip and by virtue of the Draft Town Planning Scheme, land bearing Survey No.61, total admeasuring 261656 Sq. Meters has been bifurcated in four plots vide (1) Final Plot No.61/1, admeasuring 48854 Sq. Meters, (2) Final Plot No.61/2, admeasuring 61787 Sq. Meters, (3) Final Plot No.61/3, admeasuring 7331 Sq. Meters and (4) Final Plot No.61/4, admeasuring 39022 Sq. Meters SUBJECT TO terms & conditions mentioned in the letter, issued by Ahmedabad Municipal Corporation on dated 06/03/2014 being fulfilled.

It is submitted that scrutinizing Form-F, issued by the Ahmedabad Municipal Corporation on dated 18/03/2015 pursuant to Town Planning Scheme No.66/A (Kali-Chenpur-Ranip) for Mouje Village KALI Sim, land of Consolidated Survey No.61, total admeasuring 261656 Sq. Meters has been finally allotted **Final Plot No.76,** total admeasuring **156994 Sq. Meters** in its bifurcation as above i.e. (1) Final Plot No.76/1, admeasuring 48854 Sq. Meters, (2) **Final Plot No.76/2,** admeasuring **61787 Sq. Meters,** (3) Final Plot No.76/3, admeasuring 7331 Sq. Meters and (4) Final Plot No.76/4, admeasuring 39022 Sq. Meters.

Thereafter as per order of the Hon'ble High Court of Gujarat, dated 15/05/2008 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.554/2007/2008, it was stated that auction purchasers of said plot of land were not liable to discharge any liabilities pertaining to the pre-liquidation period of company in liquidation, and 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 entry to that effect entered in the revenue records by Mutation Entry No.2087 on dated 08/10/2014.

Thereafter the Ahmedabad Municipal Corporation has divided the land of Final Plot No.61/2, total admeasuring 61787 Sq. Meters in two sub plots - (1) Sub Plot No.1, admeasuring 20927.47 Sq. Meters and the said land i.e. (2) **Sub Plot No.2,**

MANSINH K. PARMAR G-0155/2000 ADVOCATE

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

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No. Date :

total admeasuring **40859.53 Sq. Meters** by Commencement Letter (Rajachitthi) under Case No.LTS/NWZ/200614/GDR/A2201/M1 & Rajachitthi No.02561/200614/A2201/M1, dated 01/11/2014 AND thereafter Ahmedabad Municipal Corporation has further approved construction & building plans for construction and also granted permission to develop the said land i.e. **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters **Paiki 20743 Sq. Meters** and start construction thereon SUBJECT TO conditions mentioned in the commencement letter (rajachitthi) being fulfilled.

Thereafter name of Shashwat Homes Private Limited has been changed as Shashwat Homes LLP as per Certificate of Registration On Conversation Certificate No.AAB/7284, issued by the Ministry of Corporate Affairs, Government of India, and entry to that effect entered in the revenue records by Mutation Entry No.2105 on dated 06/07/2015.

Thereafter as per letter of the Sales Tax Officer (2), Unit-3, Ahmedabad vide Letter No.S.T.O.(2)/Unit-3/Gujarat Steel/2015-16/Ja-4682-86, dated 28/09/2015, charge of the Sales Tax deleted from revenue record, and entry to that effect entered in the revenue records by Mutation Entry No.2015 on dated 30/09/2015.

Thereafter the Shashwat Homes LLP has sold and conveyed the said land bearing **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters Paiki **(1) land of 7364.55 Sq. Meters** of **Final Plot No.76/2** (having Old Final Plot No.61/2) of T.P. Scheme No.66/A (Kali-Chenpur-Ranip) to a partnership firm named, **Keval Vision Corporation** by Sale Deed, dated 30/04/2015, registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 06/06/2015 under Serial No.4812, but caused to correction in Final Plot No.76/2 (instead of Old Final Plot No.61/2 due to implementation in town planning scheme) necessary Rectification Deed was executed by and between the parties, duly registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 07/10/2015 under Serial No.10926 **and further thereafter** the said Shashwat Homes LLP has sold and conveyed the said land bearing **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters Paiki **(2) land of 13378.45 Sq. Meters** of **Final Plot No.76/2** (having Old Final Plot No.61/2) of T.P. Scheme No.66/A (Kali-Chenpur-Ranip) to a partnership firm named, **Keval Vision Corporation** by Sale Deed, registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 08/10/2015 under Serial

MANSINH K. PARMAR G-0155/2000

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

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

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No. Date :

No.10925 and entry to that effect entered in the revenue records by Mutation Entry No.2129 on dated 18/12/2015, duly certified by the competent authority on dated 11/02/2016.

Thereafter the partnership firm named, **Keval Vision Corporation** has created charge through mortgaging the said land bearing **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters **Paiki 20743 Sq. Meters** together with all standing structure being buildings, flats, bungalows etc (residential or commercial) to be constructed thereon both present or future with Reliance Home Finance Limited by Deed of Equitable Mortgage, registered in the Office of the Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) on dated 01/12/2015 under Serial No.13054.

AND the said land is in absolute ownership of the partnership firm named, **Keval Vision Corporation** being its *self-earned property* and having vacant & peaceful possession thereof without any kind of interruption of anybody and the said land is running in its names in concerned records of Government and Semi Government Authority/ies being owners and occupiers *SUBJECT TO* Conditions mentioned in N.A. Use Permission being fulfilled.

During my search, I have not found any kind of lien, burden or encumbrance upon the said land belonging to a partnership firm named, **Keval Vision Corporation** and also the said land is free from all such encumbrances and attachments *SUBJECT TO* Charge of Reliance Home Finance Limited.

In conclusion of the above, the said partnership firm named, **Keval Vision Corporation** having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and also the said land is free from all encumbrances and reasonable doubts *SUBJECT TO* above.

CERTIFICATE :

This is to certify that an immovable property of **Non-Agricultural Land** bearing **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters **Paiki 20743 Sq. Meters** of **Final Plot No.76/2** (having Old Final Plot No.61/2) total admeasuring 156994 Sq. Meters) (allotted in lieu of Consolidated Survey No.61, admeasuring 261656 Sq. Meters) or thereabouts of T.P. Scheme No.66/A (Kali-Chenpur-Ranip), situate, lying and being at Village Mouje **KALI** Sim, Taluka **Sabarmati**, Registration District **Ahmedabad** and Sub District **AHMEDABAD-2 (VADAJ)** belonging to

MANSINH K. PARMAR G-0155/2000

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

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

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No. Date :

a partnership firm - **Keval Vision Corporation** as per submitted deeds/documents/ records. Further it is certify that belonging to partnership firm named, **Keval Vision Corporation** 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 at the time of transfer;
(2) Any other act and/or law applicable to the said land from time to time;
(3) Conditions mentioned in N.A. Use Permission being fulfilled;
(4) Conditions mentioned in Construction Permission/Rajachitthi and approved plans being fulfilled;
(5) Charge of Reliance Home Finance Limited;

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of the an immovable property of **Non-Agricultural Land** bearing **Sub Plot No.2,** total admeasuring 40859.53 Sq. Meters **Paiki 20743 Sq. Meters** of **Final Plot No.76/2** (having Old Final Plot No.61/2) total admeasuring 156994 Sq. Meters) (allotted in lieu of Consolidated Survey No.61, admeasuring 261656 Sq. Meters) or thereabouts of T.P. Scheme No.66/A (Kali-Chenpur-Ranip), situate, lying and being at Village Mouje **KALI** Sim, Taluka **Sabarmati**, Registration District **Ahmedabad** and Sub District **AHMEDABAD-2 (VADAJ).**

Note :- I have taken search with the competent government authority of the sub-regsitrar office in its available and legible condition and pursuing Title Certificate, issued by the Wadia Ghandy & Co. (Ahmedabad), ADvocates & Solicitors, dated 05/ 11/2014 (for land of Survey No.61) and on dated 28/11/2014 (for land of Sub Plot No.1 of Final Plot No:61/2).

:- I insist that charge of Government of Gujarat created by Mutation Entry No.966 to be deleted from revenue record 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 as per Mutation Entry No.2010, dated 25/05/2010.

Dated on this 15TH FEBRUARY - 2016 at AHMEDABAD.

MANSINH K. PARMAR G-0155/2000 ADVOCATE

Mansinh K. Parmar
(Advocate)