

VIJAY S. GOSWAMI

Mobile : 9978718745 Phone : 2361244

E-mail : vijay.goswami18@yahoo.co.in

B.com., M.S.W., L.L.B., D.L.P.

ADVOCATE

Office : Jagdish Lodge Building, Opp. Sayajigunj Police Station, Sayajigunj, Vadodara - 390 005.

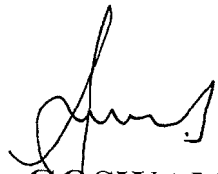
TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land bearing R.S.No. 428/1 of village VADODARA KASBA Ta. & Dist. VADODARA included in T.P.Scheme No. 19, F.P.No. 150, admeasuring 99149 sq.mtrs land.

I have investigated the title of the said land and found that the title of the said land is clear & marketable in all respects.

Date: 08-09-2016

VADODARA


V. S. GOSWAMI
ADVOCATE

REPORT ON TITLE

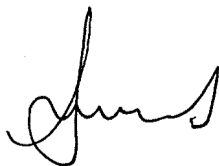
**Investigation of title in respect of land bearing
R.S.No. 428/1 of village VADODARA KASBA Ta. &
Dist. VADODARA included in T.P.Scheme No. 19,
F.P.No. 150, admeasuring 99149 sq.mtrs land.**

As per mutation entry No. 889, land bearing R.S.No. 428 & others were reserved for public works-purpose.

As per TALUKA HUKAM No. LAND 2934/60 & COLLECTOR, VADODARA vide his order No. L.N.D./1937/C/60 dated 19-11-60, the possession of land bearing R.S.No. 428 paiki Acre 38 - 17 Gunthas land mutated in name of REVENUE DEPARTMENT. The said change was entered in revenue record for said land vide entry No. 2072 dated 8-12-61, certified on 10-2-62.

As per order of MAMLATDAR No. LAND/581/61 dated 5-6-61, land bearing R.S.No. 428 paiki Acre 24-12 gunthas land mutated in name of M/S TENSILE STEEL LTD. (MUMBAI) & GUJARAT. The said change was entered in revenue record for said land vide entry No. 3078 dated 18-6-61, certified on 11-7-61.

As per RECORD OF CENTRAL OFFICE & As per VADODARA TALUKA HUKAM No. 337/11-7-82 No. 12, land bearing R.S.No. 428/1 Acre 24-20 gunthas land mutated in name of M/S TENSILE STEEL LTD. The said change was entered in revenue record for said land vide entry No. 3542 dated 30-8-62, certified by revenue authority.



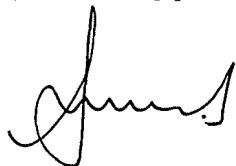
Charge of GUJARAT INDUSTRIAL CAPITAL INVESTMENT NIGAM for Rs. 43,50,000/- was entered in revenue record for R.S.No. 428/1 vide entry No. 7828 dated 19-7-75, certified by revenue authority.

MAMLATDAR vide his order No. Recovery/504/VASHI/199 dated 18-3-91, had attached land bearing R.S.No. 428/1 against the recovery of C.S.T. Sale Tax amount. The said change was entered in revenue record for said land vide entry No. 11952 dated 20-4-91, certified on 7-6-91.

Charge of GUJARAT SMALL INDUSTRIES CORPORATION of Rs. 2.25 crore was entered in Second right column of revenue record for said land vide entry No. 12865 dated 12-1-96, certified on 22-2-96.

COLLECTOR, VADODARA vide his order No. 94/5/N.A./S.R./57/10-11 BINKHETI/8-66/VASHI/280/2013 dated 8-2-2013, R.S.No. 428 paiki city survey No. 3463, 3464/A/B, 3465 Acre 24-20 gunthas land mutated in city survey record as new tenure land. The said change was entered in Property Card of City Survey Department vide entry No. 7189 dated 21-2-2013, certified on 19-6-2013.

MAMLATDAR vide his order in case No. (S) RECOVERY/JAPTI/J.M Sec. 154, 155/2005 dated 24-3-2005 (1) LABOUR COURT RECOVERY APPLICATION No. 597/98 dated 15-10-2001, Charge of - Applicant SUDAMA MITHAILAL KOHAR for Rs. 74118/- (2) Recovery Application No. 545/93 dated 7-11-01 Charge of - Applicant Name – AMARSINH KABHAIBHAI RATHOD

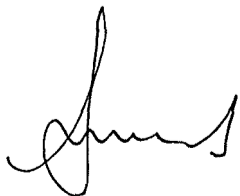


Office : Jagdish Lodge Building, Opp. Sayajigunj Police Station, Sayajigunj, Vadodara - 390 005.

for Rs. 2,53,380/- (3) Labour Court Recovery Application No. 41/90
Charge of - Applicant Name KRUSHANKANT RAVJIBHAI PATEL
for Rs. 2,70,344/- (4) SAMAKARTA SHREE ELECTRICITY UNIT,
GHANDHINAGAR vide his certificate No.
CD/KAR/VASUL/BARODA dated 31-7-2003 for charge of Rs.
56,55,874/-

As per above charges of reference No. 1 to 4 & as per order of
attachment, land bearing R.S.No. 428/1 admeasuring 99149 sq.mtrs
land paiki 10000 sq.mtrs land mutated in name of MAMLATDAR,
(CITY) VADODARA. The said change was entered in revenue record
for said land vide entry No. 14123 dated 24-3-2005, certified on 28-4-
2005. As per order of MAMLATDAR, VADODARA vide his order
No. RECOVERY/VASHI/62/2014 dated 24-2-2014 & MAMLATDAR
VADODARA CITY Eastern side vide his letter No.
RECOVERY/VASHI/50/2014 dated 31-1-2014, the charges of
MAMLATDAR deleted from second right column of revenue record
for said land. The said change was entered in Property Card of City
Survey Department vide entry No. 8432 dated 18-3-2014, certified on
3-6-2014.

APPLICANT TENSILE STEEL LTD., filed an application dated
4-9-2013, along with mutation entry No. 3078 dated 18-6-1961.
COMMISSIONER OFFICE, VADODARA DIVISION NO.
HA.JA.No. vide his order No. L.N.D 1133 dated 14-11-1960 & 16-3-
1961 & as per COMMISSIONER OFFICE, DIVISION'S No. JA.No.8-
2-1962, the said land is converted from new tenure land to old tenure
land. The said change was entered Property Card of City Survey
Department vide entry No. 7948 dated 27-9-2013, certified on 28-2-
2014.

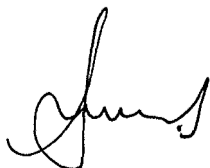


SUPRITENDENT CONSOLIDATION OFFICER,
VADODARA vide his order No. CTS/SECDA BAR/C.T.S-4/city
survey No. 3465/VASHI-108/2014 dated 18-6-2014, city survey No.
3465 admeasuring 1,17,533.17 sq.yard converted into 78292.86.93
sq.mtrs but presently the measurement of city survey No. 3465 shown
as 98272.65.21 sq.mtrs land. The said change was entered in Property
Card of City Survey Department vide entry No. 8677 dated 19-6-2014,
certified on 19-6-2014.

COLLECTOR, VADODARA vide his order No.
LAND/D/SEC.67/VASHI/684/2014 dated 11-11-2014, N.A.
permission for RESIDENTIAL+COMMERCIAL purpose for land
bearing R.S.No. 428/1, T.P.No. 19, F.P.Plot No. 150, city survey No.
3456 is rejected. The said change was entered in Property Card of City
Survey Department vide entry No. 9293 dated 7-1-2015, certified on
12-3-2015.

GUJARAT INDUSTRIAL INVESTMENT NIGAM vide his
letter No. G.H.C/Accounts/Gs/1402 dated 26-2-2014, charge of
GUJARAT INDUSTRIAL INVESTMENT NIGAM was deleted &
order No. VASHI/152/2015 dated 3-2-2015, mutation entry No. 11952
dated 20-4-91 & mutation entry No. 12865 dated 12-1-96, charges were
deleted from revenue record as per conditions. The said change was
entered in Property Card in City Survey Department vide entry No.
9495 dated 23-3-2015, certified on 1-5-2015.

I have published public advertisement in GUJARAT
SAMACHAR, SANDESH & DIVYA BHASKAR daily newspapers on



VIJAY S. GOSWAMI

Mobile : 9978718745 Phone : 2361244

E-mail : vijay.goswami18@yahoo.co.in

B.com., M.S.W., L.L.B., D.L.P.

ADVOCATE

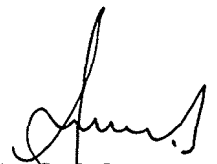
Office : Jagdish Lodge Building, Opp. Sayajigunj Police Station, Sayajigunj, Vadodara - 390 005.

12-8-2016. In response to the said notice Advocate HASMUKH M. PATEL has filed his written objections dated 16-8-2016 on behalf of his client. He has stated in his objections that approximately 100 kachha-pakka huts of sona Tekri vasahat are constructed on eastern side of said land, but he has not produced/submitted any documentary evidence in support of his objections. RAMESH R. DESAI – Director of Tensile steel Ltd. vide his letter – undertaking dated 20-8-2016 has declared that huts of sona Tekri are not situated in R.S.No. 428/1 of village VADODARA KASBA, T.P.No. 19, F.P.No. 150 admeasuring 99149 sq.mtrs land. Therefore, I have not considered the objection of Adv. HASMUKH M. PATEL for my title report.

I have verified relevant revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. TENSILE STEEL LTD. is owner of land bearing R.S.No. 428/1 of village VADODARA KASBA Ta. & Dist. VADODARA included in T.P.Scheme No. 19, F.P.No. 150, admeasuring 99149 sq.mtrs land. As per my opinion the title of said land is clear & marketable in all respects.

Date: 08-09-2016

VADODARA


V. S. GOSWAMI
ADVOCATE