

TITLE REPORT

“VED INDUSTRIAL PARK-2”



Hitesh B. Barvaliya

[B.A.L.L.B] Advocate
Gujarat High Court
Mo. No.97129 90977

Sanad No. G/965/2002

Address: 310, Town Plaza, Nr. Raspan Arcade, Shukan-Bhakti Circle Road, Nikol, Ahmedabad-382350.

Ref.No. 28/2021

Date: 08/09/2021

TITLE REPORT

Reg.: - Immovable property bearing Non-Agricultural land for the Multi-Purpose on site known as “VED INDUSTRIAL PARK-2” bearing land admeasuring about 18852 Square Meters bearing Block/Survey No.1076/2(Old Block No. 136)(Khata No.1113), T.P. No.117, F.P.No.97/2 Situate lying and being at Mouje Kathwada, Taluka Daskroi and registration district of Ahmedabad and sub-district of Ahmedabad-12(Nikol) belonging to **VED BUILDCON, A PARTNERSHIP FIRM**, R/o. Ahmedabad.

As per instructions, I have inspected and investigated the titles to the above-referred immovable property by taking search with available revenue records of the Sub Registrar Office Ahmedabad-1 by Receipt No. 2021002019024, dated 21/08/2021 and Sub Registrar Office, Ahmedabad-7(Odhav) by Receipt No. 2021007027188 having dated 24/08/2021 and Sub Registrar Office, and Sub Registrar Office, Ahmedabad-12(Nikol) by Receipt No. 2021312031043 having dated 23/08/2021 and Sub Registrar Office, Ahmedabad-14(Daskroi) by Receipt No. 2021314007419 having dated 23/08/2021 for last 35 years, and depends on the search and I have given public notice in “**SANDESH SAMACHAR**” news paper dated **25/08/2021** inviting any rights claims or interest if any in the said land I have not received any claim or objection and have gone through relevant documents my inspection, investigation and search revealed as under: -

1. It appears on perusal of revenue records that the Land being all that agricultural land admeasuring Acre 14181 square meters bearing survey No. Survey No. 236+237+238/2+239+240+241+242+243+244+245+246+254+255 of village Kathwada, Taluka Dashkroi & District Ahmedabad was in entitlement of Jayntilal Shivilal and





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Mohanlal Vitthaldas. The said fact was entered into the record of rights by Mutation entries No.115 on Dt.01/08/1953.

2. Thereafter Shivabhai Motibhai entered as Tenant in the land of survey No. 236+237+238/2+239+240+241+242+243+244+245+246+254+255. The said fact was entered into the record of rights by Mutation entries No.808 on Dt.01/09/1955.
3. Thereafter owner of the said land Mohanlal Vitthaldas made Gift(Baxis) by orally to Shardaben widow of Mohanlal Vitthaldas as a Gaurdian of Minor Nitinkumar Mohanlal. The said fact was entered into the record of rights by Mutation entries No.938 on Dt.01/05/1956.
4. Thereafter Shivabhai Motibhai who was Tenant in the land of survey No. 236+237+238/2+239+240+241+242+243+244+245+246+254+255 leave his Possession, so his name removed from the record of the said land by Taluka order No. TNC. The said fact was entered into the record of rights by Mutation entries No.938 on Dt.01/05/1956.
5. Thereafter Hon'ble Mumbai Govt. order No. 3355 On Dt. 11/07/1955 As per the law to prevent division and consolidation of land. land which was less than 2 Acre and 0 Guthas in Jarayat and 0 Acre, 20 Guths in Kyari and 0 Acre, 20 Guths in Bagayati declared as TUKDA. The said fact was entered into the record of rights by Mutation entries No.952 on Dt.17/11/1956.
6. After that, The said land of survey number was run at the joint of Jayantibhai Shivabhai and NitinKumar Mohanlal but when a dispute arose between Jayantibhai Shivabhai and Nitin Kumar Mohanlal. Natwarlal Chaturdas Shah appoint as their voice under Arbitration 1967. They have allotted land to Jayantibhai Shivabhai and NitinKumar Mohanlal on the basis of Judgment No.





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21/1969 On dated 09/09/1969 of M.C.D.C. Judge and on the basis of this award Sr. No. 238 Paiki North side 2 Acre and 10 Guthas Land allotted to Jayantibhai Shivabhai and Sr. No. 236, 237, 238 Paiki South side 1 Acre and 20 Guthas, 239, 240, 240, 241, 242, 243, 244, 245, 246, 254 and 255 land allotted to Nitinkumar Mohanlal. The said fact was entered into the record of rights by Mutation entries No.2639 on Dt.24/1/1969.

7. Thereafter, the owner and occupier of the said land i.e. Jayantilal Shivabhai had take loan of Rs.25,000/- Rupees Twenty Five Thousand Only and create encumbrance of Gujarat State Co.Op. Land Development Bank on the said land and entry to that effect was mutated in the revenue record of the said land vide mutation Entry No. 2640 on Dt.24/10/1969.
8. Thereafter, the owner and occupier of the said land i.e. Jayantilal Shivabhai had take loan of Rs.25,000/- Rupees Twenty Five Thousand Only from Gujarat State Co.Op. Land Development Bank after that Jayantilal Shivabhai repaid loan so, Gujarat State Co.Op. Land Development Bank given Form No. 58 On Dt.07/08/1970. and released from the encumbrances of Gujarat State Co.Op. Land Development Bank and entry to that effect was mutation in the revenue record of the said land vide mutation Entry No. 2708 on Dt.08/08/1970.
9. Thereafter, Jayantibhai Shivabhai and Nitin Kumar Mohanlal distributed their land as per the order of the Civil Court On Dt.05/06/1970 by registered documents and on the basis of distribution independent ownership of Survey No. 238 Paiki North side 2 Acre and 10 Guthas to Jayantibhai Shivabhai and independent ownership Survey No. 236, 237, 238 Paiki South Side 1 Acre and 20 Guthas, 239, 240, 241, 242, 243, 244, 245, 246, 254 and 255 to Nitinkumar Mohanlal and entry to that effect was mutated in the revenue record of the said land vide mutation Entry No. 2709 on Dt.10/08/1970.





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10. Thereafter, the owner and occupier of the said land i.e. Nitinkumar Mohanbhai had take loan of Rs.23,000/- Rupees Twenty Three Thousand Only on dt.27/10/1970 and create encumbrance of Gujarat State Co.Op. Land Development Bank on the said land and entry to that effect was mutated in the revenue record of the said land vide mutation Entry No. 2735 on Dt.17/02/1971.
11. Thereafter Tax Recovery Officer-6, Ahmedabad issued Order No.RO/VI/S.R.-2 and 6/72-73 On Dt.07/03/1973 for encumbrance of Rs.93,678/- on the owner of said Land. The said fact was entered into the record of rights in Second Colum by Mutation entries No.2871 on Date 30/03/1973.
12. Thereafter Tax Recovery Officer-6, Ahmedabad issued Order No.TROVI/AS-2 and 5/72-73 On Dt.01/03/1974 for removed encumbrance from the Second Colum of Revenue Record. which was mentioned by Order No. RO/VI/S.R.-2 and 6/72-73 On Dt.07/03/1973, of Tax Recovery Officer-6, Ahmedabad(Mutation entries No.2871). The said fact was entered into the record of rights by Mutation entries No.3000 on Date 15/03/1974.
13. The Collection of Surveys of the numbers n the curtain, the Commissioner of Land and Director of Land Records Notification No. KRAMAK-U.M.SA.HU.KON. AHMEDABAD-290 on Dt. 17/03/1975 consolidation Approved Consolidation Plan has come into force on Dt. 28/05/1975. Which was published in the Government of Gujarat On page No. 849 of part 27 of Dt.27/03/1975. the said land old survey No. 236+237+238/2+239+240+241+242+243+244+245+246+254+255 allotted New Block No. 136. The said fact was entered into the record of rights by Mutation entries No.3045 on Dt.03/10/1975.
14. Thereafter, the owner and occupier of the said land i.e. Nitinkumar Mohanbhai had take loan of Rs.23,000/- Rupees Twenty Three Thousand Only from Gujarat State





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Co.Op. Land Development Bank after that Jayantilal Shivabhai repaid loan so, Gujarat State Co.Op. Land Development Bank given Form No. 58 and released from the encumbrances of Gujarat State Co.Op. Land Development Bank and entry to that effect was mutation in the revenue record of the said land vide mutation Entry No. 3047 on Dt.29/01/1976.

15. Thereafter, the owner and occupier of the said land i.e. Jayantilal Shivabhai had take loan of Rs.25,000/- Rupees Twenty Five Thousand Only from Gujarat State Co.Op. Land Development Bank after that Jayantilal Shivabhai repaid loan so, Gujarat State Co.Op. Land Development Bank given Form No. 58 and released from the encumbrances of Gujarat State Co.Op. Land Development Bank and entry to that effect was mutation in the revenue record of the said land vide mutation Entry No. 3959 on Dt.04/07/1991.
16. Thereafter, from the Block No. 136 land paiki 9005 Square Meters land has been acquired by Gujarat State Petronet Ltd. in Kalol Gas Pipeline in Gandhinagar. that was Note down on the basis Mamalatdar Daskroi Letter No. RTS/279 dated 24/04/2004 and award. The said fact was entered into the record of rights by Mutation entries No.5120 on Date 30/04/2004.
17. Thereafter, As per the order of Civil Judge Saheb Judicial Ahmedabad Rural Claim No. 115/2005, Nitinkumar Mohanlal Shah and Rekhaben Shah have been ordered to maintain the status quo. The said fact was entered into the record of rights by Mutation entries No.5120 on Date 30/04/2004.
18. Thereafter, the owner and occupier of the land of Block/Survey No.136 i.e. Nitinkumar Mohanlal had take short term loan of Rs.1,00,000/- Rupees One Lakh Only and Medium term loan of Rs.3,50,000/- Rupees Three Lakhs Fifty Thousand Only and create encumbrance of The Kathwada Seva Sahakari Mandali Ltd. on





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the said land and entry to that effect was mutated in the revenue record of the said land vide mutation Entry No. 5255 on Dt.24/11/2005.

19. Thereafter, the said land was a ancestral land, so Kalpanaben Mohanlal and Rekhaben Mohanlal have a rightful share in the said land and Kalpanaben Mohanlal and Rekhaben Mohanlal protest filed against Nitinkumar Mohanlal in the court of 4th Additional Civil Judge of Ahmedabad Rural from Sp.D.Revenue No. 115/2005. then after Kalpanaben Mohanlal and Rekhaben Mohanlal and Nitin Kumar Mohanlal have reached a settlement in this suit and Mohanbhai Vithaldas died on 13/07/1977, and Shardaben Mohanbhai on 11/12/1999, Kalpanaben Mohanbhai and Rekhaben Mohanbhai are his heirs. Nitin Kumar Mohanlal passed away on 25/11/2007 so his legal heirs became Dhwanit Nitinbhai, Dharmishtha Nitinbhai, Sugam Nitinbhai and As per the order(Decree) of the Hon'ble Court dated 28/04/2008, Kalpanaben Mohanlal Shah (10 per cent share) Nitinkumar Mohanlal Shah (his Legal heirs Dhwanit Nitinbhai, Dharmishtha Nitinbhai, Sugam Nitinbhai) (50 per cent share) and Rekhaben Mohanlal Shah (30 per cent share) were registered as owners and occupants. The said fact was entered into the record of rights by Mutation entries No.6075 on Date 28/08/2008.
20. Thereafter, the owner and occupier of the land of Block No.136 i.e. Kalpanaben Mohanlal had repaid loan so, said land released from the encumbrances of The Kathwada Seva Sahakari Mandali Ltd. and entry to that effect was mutation in the revenue record of the said land vide mutation Entry No. 6190 on Dt.25/02/2009.
21. Thereafter, the owner and occupier of the land of Block No.136 i.e. Rekhaben Mohanlal had repaid loan so, said land released from the encumbrances of The





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Kathwada Seva Sahakari Mandali Ltd. and entry to that effect was mutation in the revenue record of the said land vide mutation Entry No. 6206 on Dt.16/03/2009.

22. There after above said land owner (1) Kalpanaben Mohanlal Shah Widow of Kiranbhai Gulabsinh Vaghela (10 per cent share) (2) Rekhaben Mohanlal Shah (30 per cent share) (3) Dhwanit Nitinbhai (4) Dharmisthaben Nitinbhai (5) Sugambhai Nitinbhai (60 per cent share above No. 3 To 5) etc. made sell deed for Survey No.136 land bearing 9-41-81 square meters old tenure land in favor of (1) Rameshbhai Babubhai Patel (2) Chintan Rameshbhai Dobariya (3) Jagdishbhai Bhagwanbhai Chandarana etc., Which was registered by wide No.11876 dated 03/11/2009 in the office of Sub-registrar-7(Odhav) and that was also entered by entry No.6353 Date 03/11/2009 in the revenue record.
23. Thereafter in the said land Jitendrabhai Kantilal has filed civil suit bearing Sp .Di. Mu. No. 115/2005 and Sp .Di. Mu. No. 508/09 in the court of principal senior civil judge, Ahmedabad (Rural) against Dhwanit Nitinbhai Mohanbhai Shah and Jitendrabhai Kantilal has also filed Notice of Lis-Pendense on the said land which was duly registered with the office of Sub-Registrar, ahmedabad-7 (Odhav), under serial No.11932 dated 04/11/2009 in the civil suit bearing sp. Di. Mu. No. 115/2005 and Sp .Di. Mu. No. 508/09 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. village Form No. 6 under Serial No. 6371 dated 18/11/2009 which was duly canceled by the concerned revenue authority.
24. Thereafter Plaintiff Patel Jitendrakumar Kantilal Opposition Defendant Dhwanit Nitinbhai Shah etc. The suit was pending in the court of Meherban Senior Civil Judge Saheb of rural rural Ahmedabad with special civil term No. 508/09





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regarding the land in Block No. 136. After reading out in open court on Dt. 22/2/2011, the application of the plaintiff for denial of number-5 is denied. The said fact was entered into the record of rights by Mutation entries No.7203 on Date 25/01/2012. Thereafter, the said Lis-Pendense Notice is required to be cancelled by executing cancellation of Lis-Pendense Notice and same is required to be duly registered with the office of Sub-Registrar, ahmedabad-14(Daskroi), in the civil suit bearing sp. Di. Mu. No. 508/2009 as procedural aspect wide document No. 1934 on dated 15/09/2012 and also (1) Kalpanaben Mohanlal Shah (2) Rekhaben Mohanlal Shah (3) Dhwanit Nitinbhai Shah as himself and HUF (4) Dharmisthaben Nitnibhai (5) Sugambhai Nitinbhai himself and HUF had registered Deed of Kabulat of sale deed which was registered wide No.11876 dated 03/11/2009 in the office of Sub-registrar-7(Odhav) in favor of (1) Rameshbhai Babubhai Patel (2) Chintan Rameshbhai Dobariya (3) Jagdishbhai Bhagwanbhai Chandarana etc., registered wide No.10328 dated 26/07/2010 in the office of Sub-registrar-7 (Odhav).

25. Non- Agricultural use permission for industrial purpose is granted by order No. CB/LND/2/N.A/S.R.854/2013 by District Collector, Ahmedabad for the said land admeasuring about 56508 Square Meters out of 94181 Square Meters land bearing Block No.136 on Dt.17/01/2014. The said fact was recorded into the record of rights by Mutation entries No. 7996 dated 06/02/2014.
26. Thereafter in the said land revenue record Promulgation (Re-Survey) by the Shri KANNSAGRA UMESHCHANDRA MOHANBHAI SLR(Supt. of Land Records) Ahmedabad office By order No. resurvey/ dso/aakarbandh/kayamkhardo/ KATHWADA/2016 on date. 08/09/2016, As per Promulgation (Re-Survey) Block





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No. 136 allotted Block No. 1076. The said fact was recorded in the revenue record in the second Colum by mutation entry No. 8864 on date 08/09/2016.

27. Thereafter in the said land District Inspector Land Records, Ahmedabad vide its Order bearing No. DSO/D.R.K./S.R. No.225/15-16/Ja. No.5016 and pu.pa No. 3 dated 10/03/2017 has sub-divided the said Land bearing Block No. 1076(Old Block No. 136) admeasuring 9-41-54 square meters into Four parts i.e.(I) Block No. 1076/1 admeasuring 4-70-60 square meters came to be owned and possessed by (1) Rameshbhai Babubhai Patel (2) Chintan Rameshbhai Dobariya (3) Jagdishbhai Bhagwanbhai Chandarana and (II) Block No. 1076/2 admeasuring 3-14-19 square meters came to be owned and possessed by (1) Rameshbhai Babubhai Patel (2) Chintan Rameshbhai Dobariya (3) Jagdishbhai Bhagwanbhai Chandarana (III) Block No. 1076/3 admeasuring 0-84-70 square meters came to be owned and possessed by (1) Rameshbhai Babubhai Patel (2) Chintan Rameshbhai Dobariya (3) Jagdishbhai Bhagwanbhai Chandarana and (IV) Block No. 1076/2 admeasuring 0-57-45 square meters came to be owned and possessed by (1) Rameshbhai Babubhai Patel (2) Chintan Rameshbhai Dobariya (3) Jagdishbhai Bhagwanbhai Chandarana The said fact was entered into the revenue record by Mutation entries No.9299 on Date 16/03/2017.

28. By this way, owners of the land (1) Rameshbhai Babubhai Patel (2) Chintan Rameshbhai Dobariya (3) Jagdishbhai Bhagwanbhai Chandarana Etc. made sell deed for Block/Survey No. 1076/2(Old Block No. 136) total admeasuring 31419 Square Meters paiki T.P. Scheme No. 117 and allotted final plot No.97/2 total admeasuring 18852 square meters Non Agriculture land in favor of **VED BUILDCON, A PARTNERSHIP FIRM** Which was registered by wide No.13580





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dated 22/06/2021 in the office of Sub-registrar-12(Nikol) and that was also entered by entry No. 11615 Date 23/06/2021 in the revenue record.

29. VED BUILDCON, a Partnership Firm is the absolute owners and possessors of the said Non-Agricultural Land Situate, lying and being at Mouje : Kathwada, Taluka :Daskroi, District :Ahmedabad bearing Block/Survey No. 1076/2(Old Block No. 136) total admeasuring 31419 Square Meters paiki T.P. Scheme No. 117 and allotted final plot No.97/2 total admeasuring 18852 square meters together with to be constructed (Under Construction) Total 212 Industrial units in Block No. "A" + "B" + "C" + "D" + "E" + "F" + "G" + "H" + "I" with Parking and Common amenities and Facilities In a scheme Known as "**VED INDUSTRIAL PARK-2**" in the Registration District Ahmedabad and sub-District, Ahmedabad-12(Nikol).
30. After that, the said land obtained development permission and approval lay out plan from AUDA For Block No. "A" + "B" + "C" + "D" + "E" + "F" + "G" + "H" + "I" by Development Permission No. (Commencement Letter) 1114BP21220008(ODPS NO. ODPS/2021/013296) on date 21/05/2021.
31. The Partnership Deed of **VED BUILDCON**, was duly executed on 11/01/2021 by and between (1) Patel Ashvinkumar Purshottambhai (One part) (2) Harsh Ashvinkumar Patel (second part) (3) Patel Dharmisthaben Ashvinkumar (Third part) (4) Rakeshkumar Ambalal Patel (fourth part) (5) Hiralben Rakeshbhai Patel (Fifth part) (6) Kanchanben Pankajbhai Patel (Sixth part) (7) Patel Alpesh Shankarlal (Seventh part) (8) Dharmisthaben Alpeshkumar Patel (Eighth part) (9) Motibhai Manilal Patel (Ninth part) (10) Patel Bhavesh Hirabhai (Tenth part) (11) Bhupendrakumar Ratilal Patel (Eleventh part) (12) Patel Pravinkumar Dhanjibhai (Twelfth part) (13) Jayeshkumar Vasudevabhai Patel (Thirteenth part) (14) Patel Jatin Mahendrabhai (Fourteenth part) (15) Kanubhai Manilal Patel (Fifteenth part) (16) Sanjaykumar Manilal Patel (Sixteenth part) (17) Patel Dharmendrabhai Vikrambhai (Seventeenth part) (18) Patel Chandrakant Vikrambhai (Eighteenth





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part) (19) Patel Vikrambhai Prahladbhai (Nineteenth part) (20) Patel Rajshreeben Dineshbhai (Twentieth part) (21) Patel Nachiketkumar Dineshbhai (Twenty oneth part) was duly signed before G.V. Patel, Notary Public, Ahmedabad, Under Serial No. 6/5 dated 11/01/2021.

32. Thereafter VED BUILDCON, a Partnership firm has floated a Scheme of Industrial Units Known as “VED INDUSTRIAL PARK-2” on the said piece of land as per plan and Construction Permission approved and granted by the Ahmedabad Urban Development Authority(AUDA), Ahmedabad and is entitled to enroll the members and to collect agreed amount from then for the said purpose and to sell and convey such Industrial Units to them ETC.
33. After completion of construction work Final Building Use (BU) Permission for “VED INDUSTRIAL PARK-2” is required to be obtained from Ahmedabad Urban Development Authority(AUDA), Ahmedabad.
34. The said Property in question is not affected by the provision of the Urban Land (Ceiling & Regulation) act, 1976 since the same has been repealed with effect from 01-04-1999 and hence no permission there under or in any other Act or rule is required to be obtained.
35. **VED BUILDCON, A PARTNERSHIP FIRM** gave affidavit that, there is No lien, no charge, no mortgage, no loan from any Banks, Firms, Companies of persons on land, not filed any suit, petition, appeal, revision against land or no any legal notice or action is taken from any person on land i.e. They stated that land owner's property is clear and marketable and free from any encumbrances beyond reasonable doubts.





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36. I have referred the following documents.
- Copy of Village form No.7/12.
 - Copy of Village form No.6 record of rights entries.
 - Copy of N.A. Order.
 - Copy of Development permission letter issued by AUDA.
 - Copy of Affidavit of land owner.
37. I do not find any charge, line, mortgage; encumbrances in respect of the aforesaid property nor any suit, petition, appeal, suit, revision seem to be pending in any court or tribunal in respect thereof.
38. Perusing the above referred documents; I am of the opinion that the property, which is more particularly described in the schedule written hereunder, is clear, marketable and free from any encumbrances beyond reasonable doubt. **Subject to.**
1. I have taken search of the office of concerned Sub-Registrar Ahmedabad. However I have found that, the entries are not up-to-date maintain. So I rely on documents submitted to me and the land revenue records i.e. Village Form no. 7/12 and mutation entries i.e. Village Form No.6 recorded periodically under the provision of the Bombay land revenue act-1879. These entries covering transfer, inheritance, and other diverse, interest created on the land.

:- THE SCHEDULE OF ABOVE REFERRED PROPERTY :-

Immovable property bearing Non-Agricultural land for the Multi-Purpose on site known as **"VED INDUSTRIAL PARK-2"** bearing land admeasuring about 18852 Square Meters bearing **Block/Survey No.1076/2**(Old Block No. 136)(Khata No.1113), **T.P. No.117, F.P.No.97/2** Situate lying and being at Mouje Kathwada, Taluka Daskroi





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and registration district of Ahmedabad and sub-district of Ahmedabad-12(Nikol) and bounded as under.

East: Final Plot No. 94/2

West: Reservation Plot No. 334

North: Reservation Plot No. 334

South: 18 Meter T.P. Road





(Hitesh B. Barvaliya)

Advocate