

Atul Chaturbhai Ghadia B.Sc. (D.T.), LL.B., Advocate & Notary

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chaturbhai atul p ghadia chaturbhai ghadia ind estate 185 2m65

:: TITLE REPORT ::



Reg : Property i.e. Non-Agricultural land, for industrial purpose use, bearing Revenue Survey No. 185/2, admeasuring Hec-Are-Sq.Mtrs. 2-71-70, having Account No. 764, which has been allotted Final Plot No. 14/9, admeasuring 16,302 sq. mtrs. in the Town Planning Scheme No. 112, situate lying and being at Moje ODHAV of Taluka VATVA, in the Registration Sub-District AHMEDABAD-7 (ODHAV) and District of AHMEDABAD and belonging to **M/s. P. Gevariya, a Partnership Firm.**

That I have verified the title of the aforesaid property belonging to M/s. P. Gevariya, a Partnership Firm, by perusing the documents submitted before me and by taking necessary available searches for last 30 years from the government records and accordingly the title report of the said property is as under:—

- 1.. The land bearing Revenue Survey No. 182 was possessed by Krishnalal Laxmanrao, prior to the year 1951.
- 2.. Thereafter, name of Harshadrai Mangaldas was entered as "General" tenant of said land, as per Government of Mumbai Department, vide Resolution No. 2252/49, dated: 27.02.1950. The said entry had been entered into the record of rights by mutation entry no. 1065, dated: 15.10.1952 and no. 1085, dated: 24.12.1952.
- 3.. Said Lalaji Ranchhodji was not having the possession of the said land since last two years and therefore his name was deleted as "Sarankashit" tenant, as per Taluka Order No. TNCS-RI, dated: 23.12.1952. The said entry had been entered into the record of rights by mutation entry no. 1108, dated: 07.04.1953.
- 4.. That as Jat Inami was abolished as per The Bombay Personnel Inam Abolition Act, 1952, from 01.08.1953, as per the circular no. WTN 4035, dated: 28.07.1953 of Collector Shri, Ahmedabad and Taluka Order No. WTN (W) 509, dated: 17.10.1955, Inam of all lands has been abolished and entered as "Khalsa Raiyat Vali", from 01.08.1955. The said entry had been entered into the record of rights by mutation entry no. 1476, dated: 17.10.1955.
- 5.. Said Harshadrai Mangaldas was not having the possession of the said land since last two years and therefore his name was deleted as "General" tenant. The said



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entry had been entered into the record of rights by mutation entry no. 1565, dated: 16.01.1957.

- 6.. Thereafter said Krishnalal Laxmanrao expired on 08.10.1963. But he executed a will, dated: 19.10.1962, during his tenure of life and as per the said will, he bequeathed the said land to minor Chandubhai Ghanshyambhai and minor Rameshbhai Ghanshyambhai through their natural guardian and sole executor and trustee Keshavlal Lallubhai. The said entry had been entered into the record of rights by mutation entry no. 2149, dated: 22.06.1964.
- 7.. Thereafter, That as per Taluka Order No. RTS Vashi 3062, dated: 24.10.1968 and as per the order passed by Hon'ble High Court in Civil Application, said Keshavlal Lallubhai was not permitted to work as executive of the said will of the said land, till the final disposal of civil application. The said entry had been entered into the record of rights by mutation entry no. 2640, dated: 28.10.1968.
- 8.. Thereafter, the High Court lifted the stay order, dated: 06.11.1968 and the name of Keshavlal Lallubhai has been entered as the executor of the said will and cancelled the entry of temporary injunction as per the Taluka order no. R.T.S. Vashi. 3920, dated 05.12.1969/05.01.1970. The said entry had been entered into the record of rights by mutation entry no. 2730, dated: 20.01.1970.
- 9.. Thereafter, in the mean time minor Chandubhai Ghanshyambhai and minor Rameshbhai Ghanshyambhai have attained the age of major, so their names were entered as (1) Chandubhai Ghanshyambhai and (2) Rameshbhai Ghanshyambhai and name of their executor has been deleted from the record of the said land, vide order no. RTS Va 3395, dated: 30.12.1972. The said entry had been entered into the record of rights by mutation entry no. 2977, dated: 04.02.1973.
- 10.. Thereafter, The Governor of India issued a "Sanad" on 28.02.1973 and allotted the said land to Krushnarav Laxmanbhai Jadav, as per order on 03.08.1970 issued by Mamlatdar, Ahmedabad. The said entry had been entered into the record of rights by mutation entry no. 2784, dated: 19.08.1970.
- 11.. Thereafter, the names of Chandubhai Ghanshyambhai and Rameshbhai Ghanshyambhai were running in the record of said land. But as per final order passed, dated: 08.07.1974 in civil suit no. 2325/1968, the City Civil Court, Ahmedabad, it was declared that the land is owned by Chandu Krishnarav Jadav and nobody other than him, is having right or title of the said property. Therefore his name has been entered in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 3158, dated: 20.07.1976.
- 12.. It appears from the record, the mutation entry no. 3543, is not relevant to the said



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land.

- 13.. Thereafter, Chandubhai Krushnarav Jadav has agreed to sale the said land to Preksh Society Ahmedabad Sarvajanik Trust, by agreement for sale, dated: 15.01.1986 and same has been registered before office of Sub-registrar of Assurances, Ahmedabad, vide registration no. 9118, dated: same. The same has been noted in other rights as the amount paid towards the consideration. The said entry had been entered into the record of rights by mutation entry no. 3758, dated: 21.05.1987.
- 14.. Thereafter, said Chandubhai Krushnarav Jadav has executed General Power of Attorney, dated: 05.05.2005, duly notarized, to Dineshbhai Somaji Thakor, and given powers to execute sale deed, confirmation deed etc.
- 15.. Thereafter said Chandubhai Krushnarav has sold and conveyed the said land bearing Survey No. 185 paiki, admeasuring 7734 sq.mtrs. to Rajeshbhai Rameshbhai Patel and Rameshbhai Ravjibhai Dobariya, by sale deed, dated: 18.08.2005 and same was registered before the Sub-registrar of Assurances, Ahmedabad-7 (Odhav), vide registration no. 3683, dated: 22.08.2005. The said entry had been entered into the record of rights by mutation entry no. 5236, dated: 18.11.2005.
- 16.. Thereafter, Chandubhai Krushnarav Jadav through his POA holder Dineshbhai Somaji Thakor has filed an appeal vide no. RTS/ Appeal No. 36/2005 before City Deputy Collector, Ahmedabad against Preksh Society Ahmedabad Sarvajanik Trust and others and City Deputy Collector, Ahmedabad passed order on 16.01.2006 and rejected the appeal.
- 17.. Thereafter Durasti has been made and as per the Durasti, the said land bearing Survey No. 185 has been divided into three parts i.e. the said land bearing Survey No. 185/2, admeasuring 26,563 sq.mtrs. came in part of Chandubhai Krushnarav Jadav, vide Puravani Patrak No. 14, order bearing no. N.R.No. 1/ 48/ 05-06 of D.I.L.R., dated 02.02.2006. The said entry had been entered into the record of rights by mutation entry no. 5296, dated: 28.03.2006.
- 18.. Thereafter, Revision Appeal was filed against mutation entry no. 3758, dated: 21.05.1987 before District Collector and District Collector has passed the order in LB/ Rev. A. No. 9/2006, dated: 26.07.2006 and granted the revision application and cancelled the mutation entry no. 3758 and order passed by City Deputy Collector, dated: 16.01.2006. The said entry had been entered into the record of rights by mutation entry no. 5421, dated: 14.08.2006.
- 19.. Said Chandubhai Krushnarav Jadav expired on 02.11.2007 and therefore the names of his legal heirs, Shakuntalaben, wd/o Chandubhai Krushnarav Jadav, Pravinbhai Chandubhai Jadav, Swatiben Chandubhai Jadav and Diptiben Chandubhai Jadav have



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been entered in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 5648, dated: 17.11.2007.

- 20.. Thereafter said Chandubhai Krushnarav Jadav expired on 02.11.2007. But he executed a un-registered will, dated: 05.05.2006, during his tenure of life and as per the said un-registered will, he bequeathed the said land to Dineshbhai Somaji Thakor and therefore his name has been entered in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 5678, dated: 09.02.2008.
- 21.. Thereafter said Preksh Society Ahmedabad Sarvajanik Trust filed the suit against legal heirs of Chandubhai Krushnarao Jadav and others, vide Civil Suit No. 648/2008 before City Civil Court, Ahmedabad and as per the said suit, the notice of lispendency has been registered, on 07.10.2010 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav) vide registration no. 13455 on the same date. The said entry had been entered into the record of rights by mutation entry no. 6549, dated: 25.10.2010.
- 22.. Thereafter said Preksh Society Ahmedabad Sarvajanik Trust filed the suit against Chandubhai Krushnarav Jadav and Dineshbhai Somaji Thakor vide Civil Suit No. 2161/2006 before City Civil Court, Ahmedabad and as per the said suit, the notice of lispendency has been registered, on 27.09.2010 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav) vide registration no. 12963 on the same date. The regular civil suit no. 2161/2006 was filed with regard to the said land. The said entry had been entered into the record of rights by mutation entry no. 6550, dated: 25.10.2010.
- 23.. Said Preksh Society Ahmedabad Sarvajanik Trust has filed suit against Chandubhai Krushnarav Jadav and Dineshbhai Somaji Thakor, before City Civil Court, Ahmedabad, vide civil suit no. 2161/2006, in which City Civil Court, Ahmedabad passed an order on 14.11.2006 to maintain the status quo with regard to the said land. The said entry had been entered into the record of rights by mutation entry no. 6551, dated: 25.10.2010.
- 24.. The limits of Talukas has been reformed and said Odhav Village has been included within the limits of Ahmedabad City-East, as per resolution of Revenue Department, Gujarat State. The said entry had been entered into the record of rights by mutation entry no. 7071, dated: 03.05.2012.
- 25.. Thexreafter, the City Deputy Collector, Ahmedabad passed order no. RTS/ Appeal/ Case No. 476/ 2011 (Old No. 241/10), dated: 31.03.2012 and rejected the application and also passed an order to maintain the status quo of the said land, as per order passed in civil suit no. 2161/06 and civil suit no. 33/07. The said entry



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had been entered into the record of rights by mutation entry no. 7120, dated: 04.07.2012.

- 26.. Thereafter said Ashish Raghunath Jadav and others filed the suit against heirs of late Ghanshyambhai Tulsiram and others, vide Civil Suit No. 2143/2011 before City Civil Court, Ahmedabad and as per the said suit, the notice of lispendency has been registered, on 21.06.2013 and same was registered before the Sub-registrar of Assurances, Ahmedabad -13 (City) vide registration no. 1454 on the same date. The regular civil suit no. 2143/2011 was filed with regard to the said land. The said entry had been entered into the record of rights by mutation entry no. 7456, dated: 26.06.2013, which is cancelled and not approved. Looking to the online record on website of related courts, the name of the parties are not matched and therefore it may be found that the number written here in wronglly written as Civil Suit No. 2143/2011 instead of Civil Suit No. 2843/2011.
- 27.. Thereafter, legal heirs of late Raghunath Tulsiram i.e. Ashish Raghunath Jadav and others have filed suit against legal heirs of late Ghanshyambhai Tulsiram Jadav i.e. Kamlaben Ghanshyambhai and others before City Civil Court Ahmedabad vide civil suit no. 2843/2011 and City Civil Court, Ahmedabad has passed an order on 04.07.2013 to maintain the status quo with regard to the said land. The said entry had been entered into the record of rights by mutation entry no. 7466, dated: 09.07.2013, which is cancelled. The said mutation entry has been mutated vide mutation entry no. 7485, dated: 22.07.2013. The said entry had been entered into the record of rights by mutation entry no. 7613, dated: 12.12.2013, which is cancelled.
- 28.. Thereafter, Preksh Society Ahmedabad Sarvajanik Trust has filed revision application no. L.B./ Rev.A. No. 100/2012 before District Collector, Ahmedabad against legal heirs of late Chandubhai Krushnarav Jadav i.e. Pravinbhai Chandubhai Jadav and others and the District Collector, Ahmedabad passed an order on 23.08.2013 and rejected the revision application and confirmed the order passed by the City Deputy Collector, Ahmedabad, dated: 31.03.2013. The said entry had been entered into the record of rights by mutation entry no. 7529, dated: 10.09.2013.
- 29.. Thereafter, the City Deputy Collector (East), Ahmedabad has passed order vide no. RTS/ Appeal/ Case No. 11/ 2012 dated: 17.01.2014, to file the application and to remove the case from register. The said entry had been entered into the record of rights by mutation entry no. 7639, dated: 22.01.2014.
- 30.. In the civil suit no. 2843/2011, the City Civil Court, Ahmedabad passed the order,



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dated: 04.07.2013 was passed to grant the injunction application and not to transfer the said land without the permission of Collector Shri. The said entry had been entered into the record of rights by mutation entry no. 7826, dated: 13.11.2014, which is not approved.

- 31.. Thereafter, appeal from order vide 320/2013 (with civil application no. 8251/2013) was preferred against order, dated: 04.07.2013 passed in civil suit no. 2843/2011 before Hon'ble High Court, Gujarat. The Hon'ble High Court, Gujarat has passed the order to grant the appeal from order and quashed the order passed, dated: 04.07.2013 and disposed the said appeal from order. The said entry had been entered into the record of rights by mutation entry no. 7988, dated: 29.07.2015.
- 32.. Thereafter, the City Deputy Collector (East), Ahmedabad has passed an order to reject the application of applicant, dated: 27.08.2014, vide order no. RTS/ Appeal/ Case No. 191/ 2014, dated: 26.05.2016. The said entry had been entered into the record of rights by mutation entry no. 8278, dated: 14.06.2016.
- 33.. Thereafter, the City Civil Court, Ahmedabad has passed order in Civil Suit No. 2161/2006, dated: 21.09.2016 and rejected the application filed under order 7 rule 11 of the CPC. The said entry had been entered into the record of rights by mutation entry no. 8375, dated: 28.09.2016.
- 34.. Thereafter, the Principal Secretary, Revenue Division, Ahmedabad has passed an order, vide MaViVi/ HaKaPa/ Amd/ 143/ 2013, dated: 31.03.2017 and stated the application filed is rejected and order passed by Collector, Ahmedabad, dated: 23.08.2013, vide LB/ Rev.A. No. 100/ 2012, dated: 23.08.2013 is confirmed. The said entry had been entered into the record of rights by mutation entry no. 8497, dated: 07.04.2017.
- 35.. Thereafter, legal heirs of late Raghunath Tulsiram i.e. Ashish Raghunath Jadav and others have filed civil suit no. 2843/2011, before City Civil Court, Ahmedabad against legal heirs of late Ghanshyambhai Tulsiram Jadav i.e. Kamlaben Ghanshyambhai and others. Thereafter the matter was settled amicably and therefore legal heirs of late Raghunath Tulsiram i.e. Ashish Raghunath Jadav and others have withdrawn the said suit by filing withdrawal pursis and as per the said pursis, the City Civil Court, Ahmedabad has passed necessary order for withdrawal on 18.06.2016. The said entry had been entered into the record of rights by mutation entry no. 8658, dated: 23.11.2017.
- 36.. The said land has been covered under the Town Planning Scheme No. 112 and allotted the Final Plot No. 14/9, admeasuring 16,302 sq. mtrs.
- 37.. The said land has been permitted for non-agricultural land, for industrial purpose use, vide order no. CB/ N.A./ S.R.-399/ 2017/ FMPS No. 300330, dated: 03.07.2018 of The District Collector, Ahmedabad. The said entry had been entered



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- into the record of rights by mutation entry no. 8843, dated: 07.08.2018.
- 38.. Thereafter said Shakuntalaben, wd/o. Chandubhai Krushnarao Jadav and others have filed the suit against Peksh Society, vide Civil Suit No. 33/2007 before City Civil Court, Ahmedabad. The civil suit no. 33/2007 was filed with regard to the said land, but said matter has been amicably compromised and pursis for withdrawal has been filed vide Exh -44 and as per the order passed on the same, the suit was withdrawn and disposed of as withdrawn unconditionally, vide order dated: 12.10.2008, of City Civil Court, Ahmedabad, Court No. 11. The said entry had been entered into the record of rights by mutation entry no. 8906, dated: 06.12.2018.
- 39.. Thereafter CRA No. 176/2017 was preferred before Gujarat High Court against application, which was filed for rejection of civil suit no. 2161/2006, vide Exh - 99 and was rejected. Thereafter Gujarat High Court granted the CRA No. 176/ 2017 and rejected the civil suit no. 2161/2006 and therefore City Civil Court, Ahmedabad had also passed necessary order and the said suit was dismissed. The said entry had been entered into the record of rights by mutation entry no. 8907, dated: 06.12.2018. Thereafter said lis pendency was cancelled by cancellation deed for lispendency, dated: 13.12.2019, and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav) vide registration no. 12278 on the same date.
- 40.. The above mentioned civil suit no. 648/2008 was filed with regard to the said land, but said matter has been amicably compromised and application for decree has been filed vide Exh -30 and as per the order passed on the same, the suit was decreed and disposed of as compromised, vide order dated: 12.10.2008, of City Civil Court, Ahmedabad, Court No. 11. The said entry had been entered into the record of rights by mutation entry no. 8908, dated: 06.12.2018. Thereafter said lis pendency was cancelled by cancellation deed for lispendency, dated: 13.12.2019, and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav) vide registration no. 12276 on the same date.
- 41.. Thereafter said Chandubhai Krushnarav Jadav i.e. Pravinbhai Chandubhai Jadav has confirmed the said above mentioned will, executed in favour of Dineshbhai Somaji Thakor, by Confirmation Deed, dated: 02.05.2019 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 4267 on the same date.
- 42.. Thereafter said Chandubhai Krushnarav Jadav i.e. (1) Shakuntalaben, wd/o Chandubhai Krushnarav Jadav, (2) Swatiben, d/o. Chandubhai Jadav and w/o. Sharad



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Ahir and (3) Diptiben, d/o. Chandubhai Jadav and w/o. Naresh Ambedkar have confirmed the said above mentioned will, executed in favour of Dineshbhai Somaji Thakor, by Confirmation Deed, dated: 21.05.2019, and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 4874 on the same date.

- 43.. Thereafter, said Dineshbhai Somaji Thakor expired on 03.06.2021 and his wife Lalitaben Dineshbhai Thakor also expired on 04.06.2011 and therefore the names of his legal heirs, (1) Minaben Dineshbhai Thakor, (2) Ashaben, d/o. Dineshbhai Thakor and w/o. Vipulbhai, (3) Shri Himmatsinh Dineshbhai Thakor, (4) Dharaben, d/o. Dineshbhai Thakor and w/o. Sanjaykumar and (5) Shri Vanrajsinh Dineshbhai Thakor have been entered in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 9550, dated: 24.06.2021.
44. Thereafter, said Ashaben Vipulbhai Thakor d/o. Dineshbhai Somaji Thakor and Dharaben Sanjaykumar Thakor d/o. Dineshbhai Somaji Thakor have released their right, title and interest in respect of said land bearing Survey No. 185/2 paiki admeasuring 10868 sq. mtrs. in favour of Himmatsinh Dineshbhai Thakor and Vanrajsinh Dineshbhai Thakor, by release deed, dated: 21.09.2021 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 10813 on the same date. The said entry had been entered into the record of rights by mutation entry no. 9673, dated: 26.10.2021.
- 45.. Thereafter said Minaben wd/o. Dineshbhai Somaji Thakor, Himmatsinh Dineshbhai Thakor and Vanrajsinh Dineshbhai Thakor have sold and conveyed the said land bearing Survey No. 185/2, which has been allotted Final Plot No. 14/9, admeasuring 16,302 sq.mtrs. of the Town Planning Scheme No. 112 to M/s. P. Gevariya, a Partnership Firm, by sale deed, dated: 14.03.2023 and same was registered before the Sub-registrar of Assurances, Ahmedabad-7 (Odhav), vide registration no. 3163 on the same date. The said entry had been entered into the record of rights by mutation entry no. 10078, dated: 20.03.2023.
- 46.. The plans for construction had been sanctioned for the said land by Ahmedabad Municipal Corporation, Ahmedabad, vide No. 001BP23240320, dated: 01.06.2023, for (1) Block No. A (Shed No. 1 to 24), (2) Block No. B (Shed No. 25 to 42), (3) Block No. C (Shed No. 43 to 60), (4) Block No. D (Shed No. 61 to 72 and 152 to 163 to 151) and (5) Block No. E (Shed No. 73 to 151).
- 47.. That said M/s. P. Gevariya, a Partnership Firm has implemented the scheme viz. **"VISHALA PLATINUM INDUSTRIAL ESTATE"** on the said land.

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Note : I have also published a public notice in a local newspaper "Divya Bhaskar" dated: 09.06.2023, inviting claims, and I received one objection from Legal heir of Late Dineshbhai Somaji Thakor i.e. Dilrajsinh Dineshbhai Thakkar on 14.06.2023, through his Advocate Mustaq A. Mansuri and stated that he is also legal heir of late Dineshbhai Somaji Thakor and he is having ownership right in the said land as per succession rights and as per his objection, he is having ownership rights in the land. Legal heir of Late Dineshbhai Somaji Thakor i.e. Dilrajsinh Dineshbhai Thakkar has also filed civil suit before City Civil Court, Ahmedabad, vide Civil Suit No. 637/2023 against Legal heir of Late Dineshbhai Somaji Thakor i.e. Minaben wd/o. Dineshbhai Thakor and others for the said land and the said suit has been withdrawn unconditionally and disposed of as withdrawn, vide order, dated: 04.07.2023 of City Civil Court, Ahmedabad.

This report on title and certificate is issued on the base of searches taken from revenue records and available records of the Sub-registrar (Index -II) only.

Thus said M/s. P. Gevariya, a Partnership Firm become the absolute co-owners and holders of the above said property and in pursuance to this report today, I have issued the title certificate today of the said property to him.

Dated this 13th day of July of 2023 at Ahmedabad.




(Atul Chaturbhai Ghadia, Advocate & Notary)

Atul Chaturbhai Ghadia B.Sc. (D.T.), LL.B., Advocate & Notary

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दाखिल अग प गावा दवतपास विशा ind estate 185 2m65

:: TITLE CERTIFICATE ::

Reg : Property i.e. Non-Agricultural land, for industrial purpose use, bearing Revenue Survey No. 185/2, admeasuring Hec-Are-Sq.Mtrs. 2-71-70, having Account No. 764, which has been allotted Final Plot No. 14/9, admeasuring 16,302 sq. mtrs. in the Town Planning Scheme No. 112, situate lying and being at Moje ODHAV of Taluka VATVA, in the Registration Sub-District AHMEDABAD-7 (ODHAV) and District of AHMEDABAD and belonging to **M/s. P. Gevariya, a Partnership Firm.**

THIS IS TO CERTIFY THAT I have investigated the title and verified all the relevent documents and taken 30 years of searches from the revenue records of the afore-said property belonging to M/s. P. Gevariya, a Partnership Firm as owner situated lying and being at Mouje Village Odhav, of Taluka Vatva of District Ahmedabad, which is more particularly described in the schedule hereunder written. I have also published a public notice in a local newspaper "Divya Bhaskar", dated: 09.06.2023, inviting claims, if any, against which no claim has been registered so far. And from that I found the titles of said property are clear and marketable and also free from reasonable doubts and encumbrances, **SUBJECT TO:** (1) Usual Declaration.

:: THE SCHEDULE ABOVE REFERRED TO ::

All that piece and parcel of Property i.e. Non-Agricultural land, for industrial purpose use, bearing Revenue Survey No. 185/2, admeasuring Hec-Are-Sq.Mtrs. 2-71-70, having Account No. 764, which has been allotted Final Plot No. 14/9, admeasuring 16,302 sq. mtrs. in the Town Planning Scheme No. 112, situate lying and being at Moje ODHAV of Taluka VATVA, in the Registration Sub-District AHMEDABAD-7 (ODHAV) and District of AHMEDABAD and circumscribed as follows:—

On or towards East : Vishala Gold Industrial Estate.
On or towards West : T.P. Road.
On or towards North : T.P. Road.
On or towards South : Neptune Industrial Estate.

Dated this 13th day of July of 2023 at Ahmedabad.



(Atul Chaturbhai Ghadia, Advocate & Notary)