

**CHIRAG H. VYAS
SHAILESH T. DAVE**

ADVOCATES

OM ASSOCIATES THE LAW FIRM

101-102, DEVSYA STATUS, NR. BHAKTI CIRCLE, NIKOL, AHMEDABAD.

Contact No : 9825767770

Ref.No.

Date : March 16^h, 2022

REPORT ON TITLE

Ref. : Search Report in respect of Non-Agricultural Land bearing Block/ Survey No.62/6 admeasuring Hectare Acres 0-27-31 sq.mtrs,, Which Include in Town Planning Scheme No.57 of F.P. No.18 admeasuring 2068 sq.meters Non-Agriculture Land situated, lying & being in the sim of Narol, Taluka : Maninagar, District : Ahmedabad And Said Non-Agricultural Land belongs to **Star Developers**.

As per the instructions given by **Star Developers** to investigate the title of the immovable Non Agricultural Land. Hence I have taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-1 (City), Ahmedabad-5 (Narol) for the last more then 41 years viz.1980 to 1994 (the registration record of some years of Sub-Registrar's Office is destroyed/torn out/Not present/nasty condition and hence it cannot be inspected and its search is not available through my search clerk, while computerized search of the last 27 years (1994 to 2021) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also on perusal and verification of relevant revenue records, deeds, documents, agreements, papers and plan etc., produced before me and believing same are true and correct and from the information given to me by the aforesaid owner and relying on Declaration-Cum-Indemnity made on oath by said owner.

(1) As per Entry No. 32

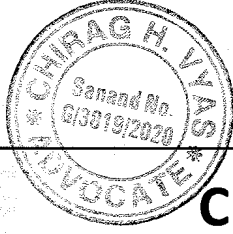
This Entry is not reflected in this Record.

(2) As per Entry No. 3453, Dt. 27/07/2007

Before 1951 Chotalal Chaturbhai, Ambalal Chaturbhai & his legal Heris Bai Chanchal's is the Original Owner of the said Land. Afterthat,

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Chotalal Chaturbhai & Bai Chanchal Chaturbhai was died, therefore those legal heirs Pradyumanbhai Chotabhai, Gunvant Chotabhai, Janakbhai Chotabhai's name were entered in the said Land.

Co-owner of the Said Land Ambalal Chaturbhai was also died unmarried Married without leaving any legal heirs behind him, therefore his name was deleted in the said Land Record.

(3) As per Entry No.3454, Dt. 27/07/2007

Thereafter the Said land was sold and conveyed by (1) Pradyumnabhai Chotalal (2) Gunvat Chotalal & (3) Janakbhai Chotabhai to (1) Suraji Hiraji, (2) Arjan Suraji & (3) Nakuji Suraji by registered sale deed no.189 dated 19-01-1996, registered before The Sub-Registrar of Ahmedabad-5 (Narol), an entry to that effect was made in mutation register at serial no.3454 on 27-07-2007. which is certified by the Competant Authourity.

(4) As per Entry No.3607, Dt.02/06/2008

Thereafter the Said land was sold and conveyed by (1) Suraji Hiraji, (2) Arjan Suraji & (3) Nakuji Suraji to Suraji Hiraji, Arjan Suraji & Nakuji Suraji by registered sale deed no.189 dated 19-01-1996, registered before The Sub-Registrar of Ahmedabad-5 (Narol), an entry to that effect was made in mutation register at serial no.3454 on 27-07-2007. which is certified by the Competant Authourity.

(5) As per Entry No.3705, Dt. 21-10-2008

Some Clerical Mistek in Computerized Entry, therefore Hon'ble Mamlatdar issued an order for the Rectification.

(6) As per Entry No. 3848, Dt. 19/06/2009.

Then after the co-owner of the said land Suraji Hiraji was died on 8-07-1994, therefore his legal heirs name (1) Santokben Widow of Suraji





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Hiraji (2) Arjanji Suraji (3) Nakuji Suraji (4) Revaben Daughter of Suraji Hiraji's name was entered in the subject land.

(7) As per Entry No. 3850, Dt. 18/06/2009.

AFTERTHAT, Owner of the Said Land (1) Arjan Suraji (2) Nakuji Suraji (3) Revaben Daughter of Suraji Hiraji were sold Block/Sur.No.62/6 admeasuring 2731 Sq.meters Land to (1) Asheshkumar Kaniyalal Shah (2) Alkeshkumar Kaniyalal Shah & (3) Haresh Nanakram Jethvani and executed a Registered Sale Deed in their favor vide Registered Sale Deed No.3327 dated: 27/03/2008. Therefore, those buyer's name were entered in the subject land record.

(8) As per Entry No. 4148, Dt. 02/08/2010

AFTERTHAT, Owner of the Said Land (1) Asheshkumar Kaniyalal Shah (2) Alkeshkumar Kaniyalal Shah & (3) Haresh Nanakram Jethvani were sold Block/Sur.No.62/6 admeasuring 2731 Sq.meters Land to Paresh Kirtilal Shah and executed a Registered Sale Deed in their favor vide Registered Sale Deed No.966 dated: 30/01/2010. Therefore, those buyer's name were entered in the subject land record.

(9) As per Entry No. 4951, Dt. 06/02/2013

N.A.Use permission granted for Residential purpose by Hon'ble Collector, Ahmedabad wide his office bearing order No.CB/CTS/N.A./S.R.886/2012 Dtd.19/01/2013 for the land bearing survey No.62/2, Which included in Town Planning Scheme No.57, therefore it allotted Final Plot No.18, admeasuring 2068.

(10) As per Entry No.5199, Dt. 12/11/2013

AFTERTHAT, Owner of the Said Land Paresh Kirtilal Shah was sold Block/Sur.No.62/6 admeasuring 2731 Sq.meters, Which included in Town



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Planning Scheme No.57, therefore it allotted Final Plot No.18, admeasuring 2068 sq.metes NA Land to (1) Nilesh Balchand Shah (2) Himanshu Balchand Shah & (3) Manish Balchand Shah and executed a Registered Sale Deed in their favor vide Registered Sale Deed No.6787 dated: 08/11/2013. Therefore, those buyer's name were entered in the subject land record.

(11) As per Entry No. 6253, Dt. 03/07/2019

AFTERTHAT, Owner of the Said Land (1) Nilesh Balchand Shah (2) Himanshu Balchand Shah & (3) Manish Balchand Shahd were sold Block/Sur.No.62/6 admeasuring 2731 Sq.meters, Which included in Town Planning Scheme No.57, therefore it allotted Final Plot No.18, admeasuring 2068 sq.metes NA Land to Bhagwandas Kushiram Vapran and executed a Registered Sale Deed in their favor vide Registered Sale Deed No.9444 dated: 10/12/2018. Therefore, these buyer's name were entered in the subject land record.

(12) As per Entry No. 6359, Dt. 13/03/2020

AFTERTHAT, Owner of the Said Land Bhagwandas Kushiram Vapran was sold Block/Sur.No.62/6 admeasuring 2731 Sq.meters, Which included in Town Planning Scheme No.57, therefore it allotted Final Plot No.18, admeasuring 2068 sq.metes NA Land to Mukesh Dhirubhai Patel (Gajipara) and executed a Registered Sale Deed in their favor vide Registered Sale Deed No.1562 dated: 13/03/2020. Therefore, these buyer's name were entered in the subject land record.

(13) As per Entry No. 6584, Dt. 01/10/2021

AFTERTHAT, Owner of the Said Land Mukesh Dhirubhai Patel was sold Block/Sur.No.62/6 admeasuring 2731 Sq.meters, Which included in Town



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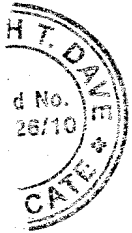
Contact No : 9825767770

Ref.No.

Date : March 16^h, 2022

Planning Scheme No.57, therefore it allotted Final Plot No.18, admeasuring 2068 sq.meters NA Land to STAR DEVELOPERS through its authorized Partner Dhaval Manubhai Patel and executed a Registered Sale Deed in their favor vide Registered Sale Deed No.7014 dated: 15/09/2021. Therefore, these buyer's name were entered in the subject land record.

- (14) Most Particular I hereby declare that dispute over some Consideration Price between previous Land owner Mukeshbhai Dhirubhai Patel (Gajipara) and Vaprani Nitin Bhagwandas who is Legal Heirs of Late Bhagvandas Vaprani. Therefore Mr.Vaprani Nitin Bhagwandas was execute a Civil Suit wide Reg.No.1411/2021 before the Court of Hon'bel City Civil Judge, Ahmedabad. In the Year of 2021. & Till date the Said Suit are Pending for Final Order.



I Strongly recommended to take Final Withdraw order of Civil Suit 1411/2021 by the Hon'bel City Civil Judge, Ahmedabad.

- {15} The aforesaid Report is reference of revenue records and sub registry records relevant for the purposes to study the devolution of title and to ascertain any charge or encumbrances.

Accordingly, we hereby certify that all rights and titles of the said land is clear, marketable, and free from any kind of charge, lien, burden or all encumbrances & reasonable doubts, subject to: -

- Fulfillment of the Provisions of the Land Revenue Code, Town Planning act, Stamp act, Registration act or any other act, rule/notification, gazette etc., which may apply.



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- ii. I recommend to the individuals or the Financial Authority or any concerned party to collect all the necessary documents before any transactions.
- iii. Production of all relevant and necessary papers, documents, orders, deeds etc. of the said land.
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.
- iv. After issued Final order by the Hon'ble City Civil Court, Ahmedabad of Civil Suit No. 1411/2021.**

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OF PARCEL of the above referred Non-Agricultural Land bearing Block/Survey No.62/6 admeasuring Hectare Acres 0-27-31 sq.mtrs,, Which Include in Town Planning Scheme No.57 of F.P. No.18 admeasuring 2068 sq.meters Non-Agriculture Land situated, lying & being in the sim of Narol, Taluka : Maninagar, District : Ahmedabad And Said Non-Agricultural Land belongs to **STAR DEVELOPERS.**

- (1) I have no direct or indirect interest in the property mentioned in this Title Opinion Certificate.
- (2) I have not seen any original documents so advised to check necessary documents before any transaction.
- (3) In this Opinion, I have not found any Notarized or unregistered Documents. So, such documents couldn't be inspected.
- (4) If any deed(s)/writing etc. is executed through Notary or power of attorney holder then consent deed/letter is required to be taken from the person(s) who has given power of attorney i.e. from original owner.



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(5) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by katra of any H.U.F in past or heritance property owner.



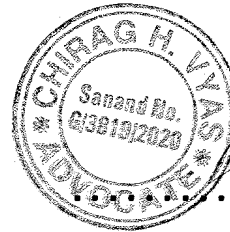
(6) I have issued my opinion based on the Revenue records and Search Reports issued by the Sub Registrar Office, Ahmedabad-1 (City), Ahmedabad-5 (Narol) those record are maintained by the Revenue Department, Govt. of Gujarat.

Note: (1) I had published a Public notice in the Gujarati daily newspaper "DIVYA BHASKER" on dated November 30th, 2021 for inviting objections if any from the Public in General for issuing my Title Opinion Certificate in relation thereto and in response to the said public notice, I have not received any Objections or Claims.

(2) I have issued this title clearance certificate to only my client STAR DEVELOPERS.

PLACE: AHMEDABAD

Date : march 16th, 2022



Chirag H. Vyas

Reg.No.G/3819/2020

(Advocate)



Shailesh T. Dave

Reg.No.G/2426/2010

(Advocate)

અરજી પહોંચ

મિલકત નું વર્ણન : ખાતા નં-758, બ્લોક/સર્વે નં-62/6, ટીપી-57, એફપી-18

Search in : નારોલ /NAROL

પહોંચ નંબર ૨૦૨૧૦૦૨૦૨૮૯૨૫

અરજી નંબર

૨૩૩૭૫

અરજી વર્ષ

૨૦૨૧

તારીખ

૮

માહે

ડિસેમ્બર

સને

૨૦૨૧

રજુ કરનારનું નામ ઓમ એસો., CR

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

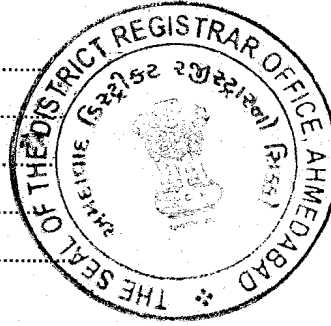
શોધ અગર તપાસણી.....Year: 1980 1994

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ એકદરે રૂ.

૧૬૦.૦૦

અંકે રૂપિયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

MUKURKUMAR K PANDYA

સબ રજીસ્ટ્રાર

અમદાવાદ-૧ City

અંકે રૂ. : 160.00

20211207539465820

સબ રજીસ્ટ્રાર, અમદાવાદ-૧ City

અરજી પહોંચ

મિલકત નું વર્ણન : ખાતાનં-758 બ્લોક/સર્વેન-62/6 ટીપીનં-57 એફપી-18

Search in : નારોલ /NAROL

પહોંચ નંબર ૨૦૨૧૦૦૫૦૨૯૩૩૮

અરજી નંબર

૧૮૧૨૫

અરજી વર્ષ

૨૦૨૧

તારીખ

૮

માહે

ડિસેમ્બર

સને

૨૦૨૧

રજુ કરનારનું નામ ઓમ એસોશીએટસ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

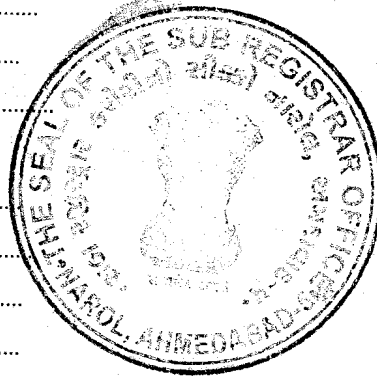
શોધ અગર તપાસણી.....Year: 1994 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૩૯૦.૦૦

કુલ એકદરે રૂ.

૩૯૦.૦૦

અંકે રૂપીયા ત્રણ સો નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

V.D.Nadiyadara

સબ રજીસ્ટ્રાર

અમદાવાદ - 5-નારોલ

અંકે રૂ. : 390.00

20211207961314384

સબ રજીસ્ટ્રાર, અમદાવાદ - 5-નારોલ

મિલકત પરના બોજા અંગેનું પત્રક

Search in : ઓમ એસીસીએટસ અરજી નંબર : 18125 ગામ નું નામ : NAROL

મિલકતનું વર્ણન : ખાતાનં-758 બ્લોક/સર્વેન-62/6 ટીપીનં-57 એફપી-18

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad-5 Narol મા -28 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની લિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વિચારણ	ખાતા નં-758 બ્લોક/સર્વેન્યુ સર્વે નંબર - 62/6 ની કુલ 2731 ચો.મી. જેનો સમાવેશ ટી.પી.સ્કીમ નં-57 માં થતાં તેને ફળવવામાં આવેલ ફાઇનલ પ્લોટ નં-18 ની 2068 ચો.મી.નાં રહેણાંકના ઉપયોગની બીનખેતીની જમીન.			મુકેશ ધીરુભાઈ પટેલ (ગાજીપરા)	સ્વાર ડેવલપર્સ એ નામની ભાગીદારી પેઢીના વતી અને તરફથી તેના વહીવટકર્તા ભાગીદાર ધવલકુમાર મનુભાઈ પટેલ	15-09-2021	7014	
રૂ.100000000.00						15-09-2021		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad-5 Narol

